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# Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

**Area Name / Number:** Star Lake / 27

**Previous Physical Inspection:** 2000

**Sales - Improved Summary:**

Number of Sales: 1365

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2005 Value</b>	\$65,300	\$168,600	\$233,900	\$255,500	91.5%	13.62%
<b>2006 Value</b>	\$85,900	\$167,400	\$253,300	\$255,500	99.1%	11.74%
<b>Change</b>	+\$20,600	-\$1,200	+\$19,400		+7.6%	-1.88%
<b>% Change</b>	+31.5%	-0.7%	+8.3%		+8.3%	-13.80%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.88% and -13.80% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2005 Value</b>	\$66,100	\$164,600	\$230,700
<b>2006 Value</b>	\$85,500	\$162,900	\$248,400
<b>Percent Change</b>	+29.3%	-1.0%	+7.7%

Number of improved Parcels in the Population: 7063

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

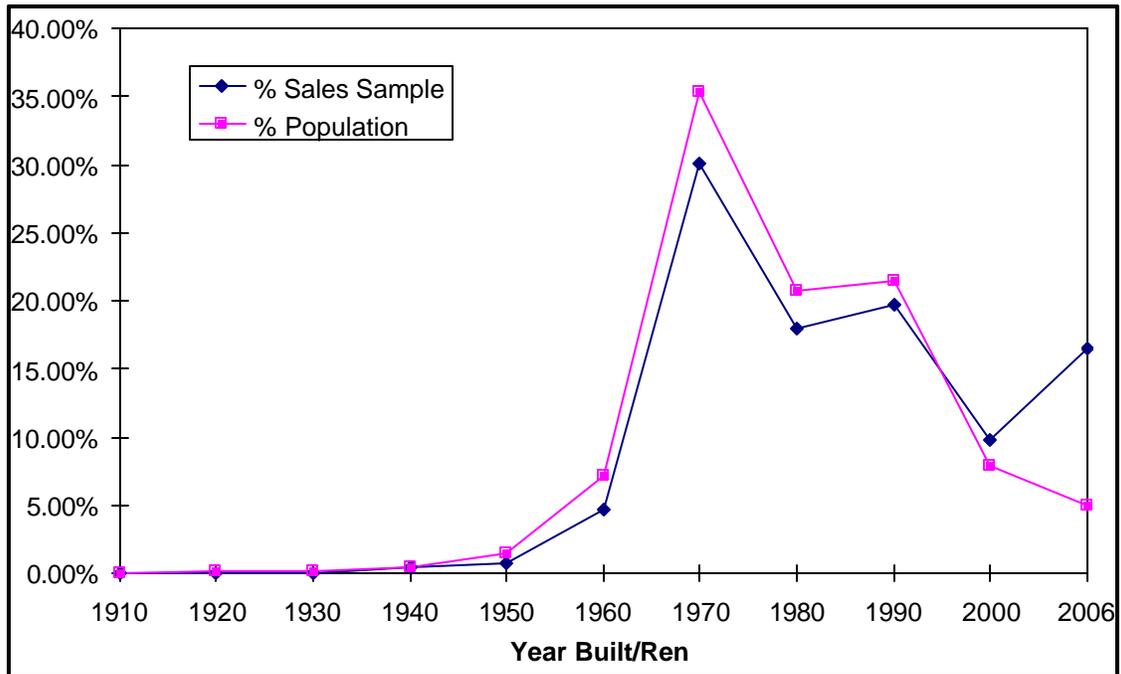
**Conclusion and Recommendation:**

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

**Sales Sample Representation of Population - Year Built or Year Renovated**

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.07%
1930	0	0.00%
1940	6	0.44%
1950	10	0.73%
1960	65	4.76%
1970	410	30.04%
1980	245	17.95%
1990	269	19.71%
2000	133	9.74%
2006	226	16.56%
	1365	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.04%
1920	10	0.14%
1930	8	0.11%
1940	32	0.45%
1950	106	1.50%
1960	506	7.16%
1970	2501	35.41%
1980	1464	20.73%
1990	1522	21.55%
2000	558	7.90%
2006	353	5.00%
	7063	

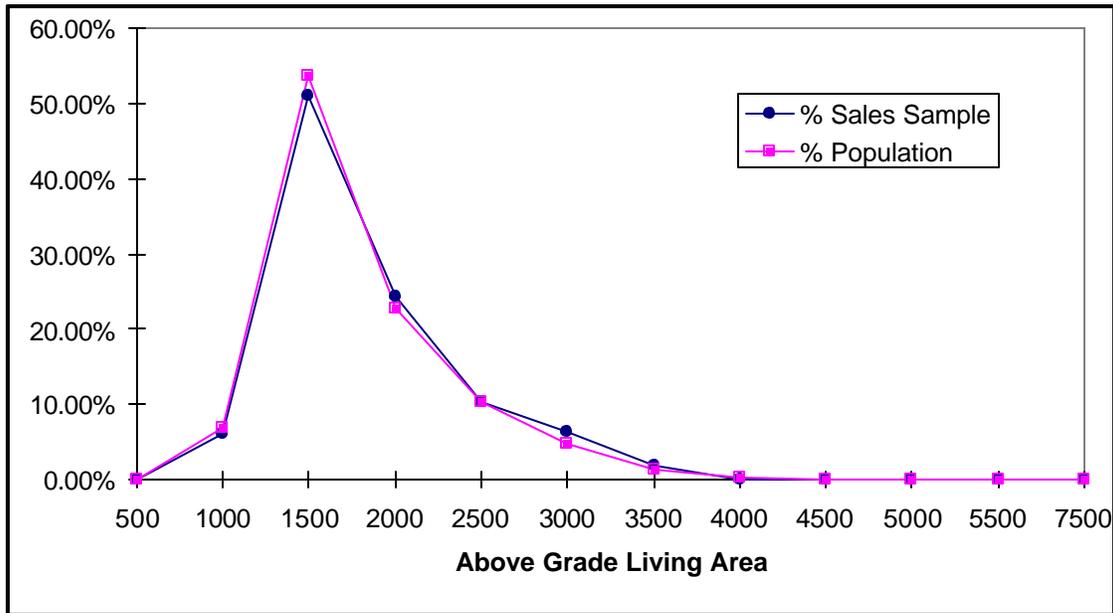


Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.07%
1000	84	6.15%
1500	695	50.92%
2000	333	24.40%
2500	139	10.18%
3000	87	6.37%
3500	26	1.90%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1365	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	489	6.92%
1500	3795	53.73%
2000	1615	22.87%
2500	720	10.19%
3000	331	4.69%
3500	91	1.29%
4000	11	0.16%
4500	5	0.07%
5000	2	0.03%
5500	2	0.03%
7500	0	0.00%
	7063	

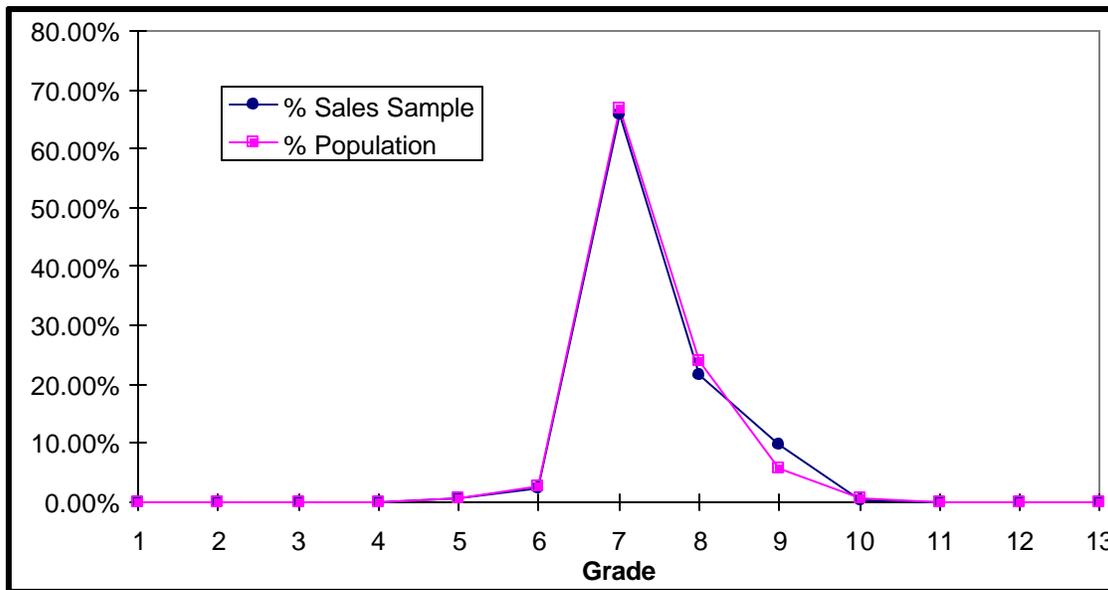


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

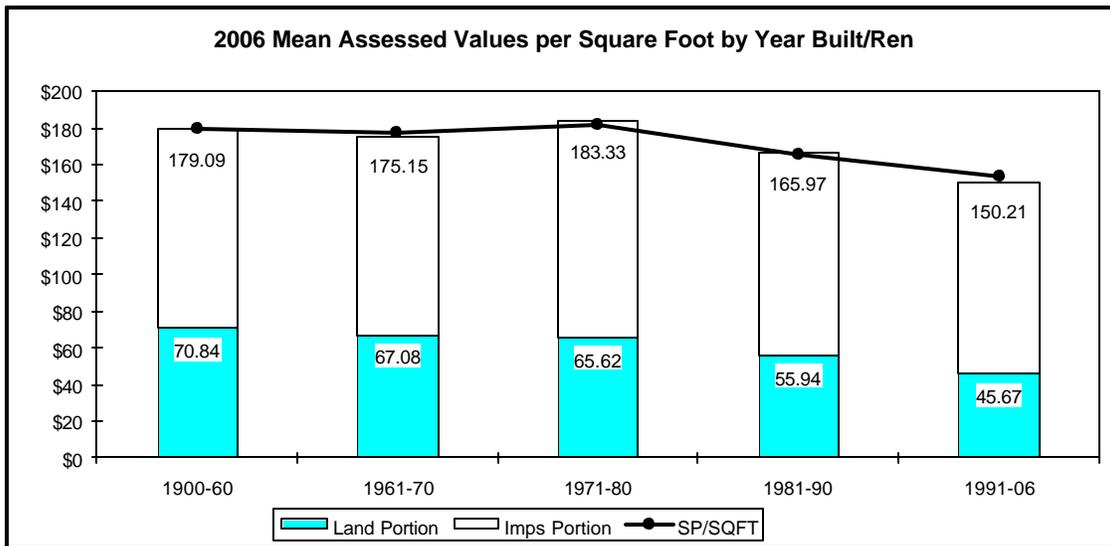
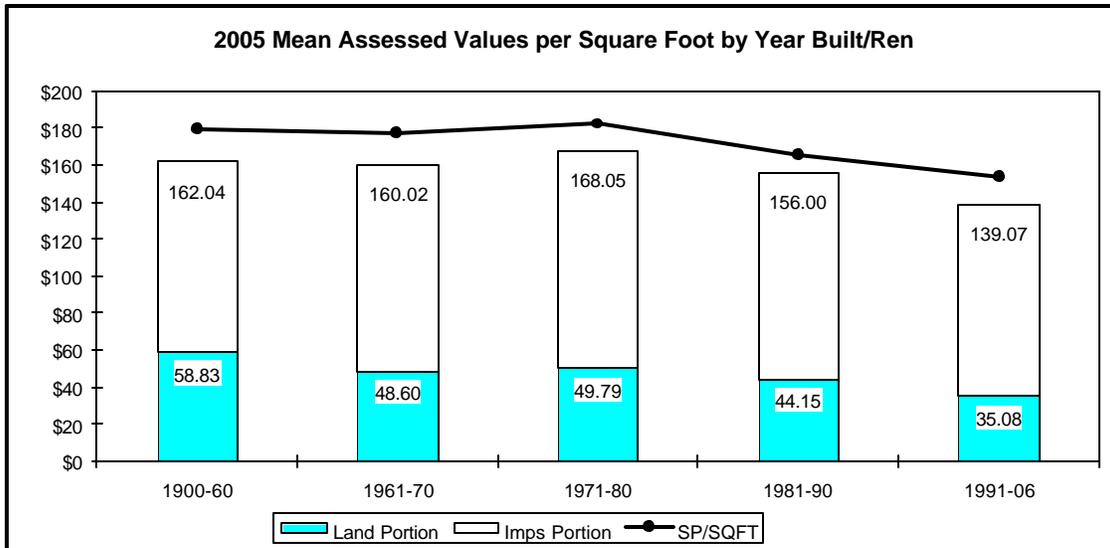
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	0.51%
6	30	2.20%
7	898	65.79%
8	292	21.39%
9	133	9.74%
10	5	0.37%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	1365	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.06%
5	35	0.50%
6	194	2.75%
7	4717	66.78%
8	1686	23.87%
9	392	5.55%
10	31	0.44%
11	4	0.06%
12	0	0.00%
13	0	0.00%
	7063	



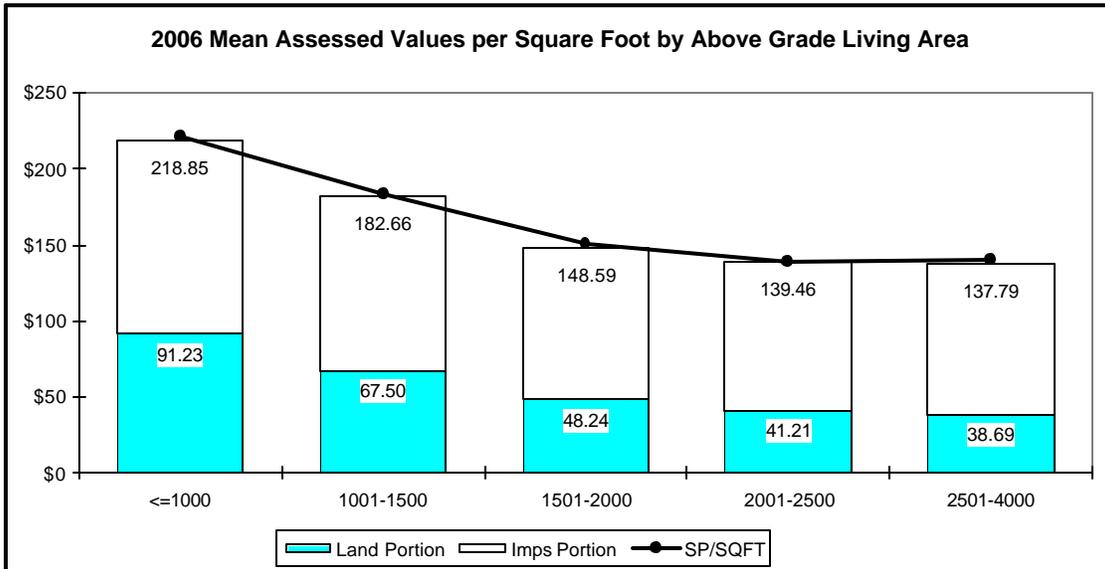
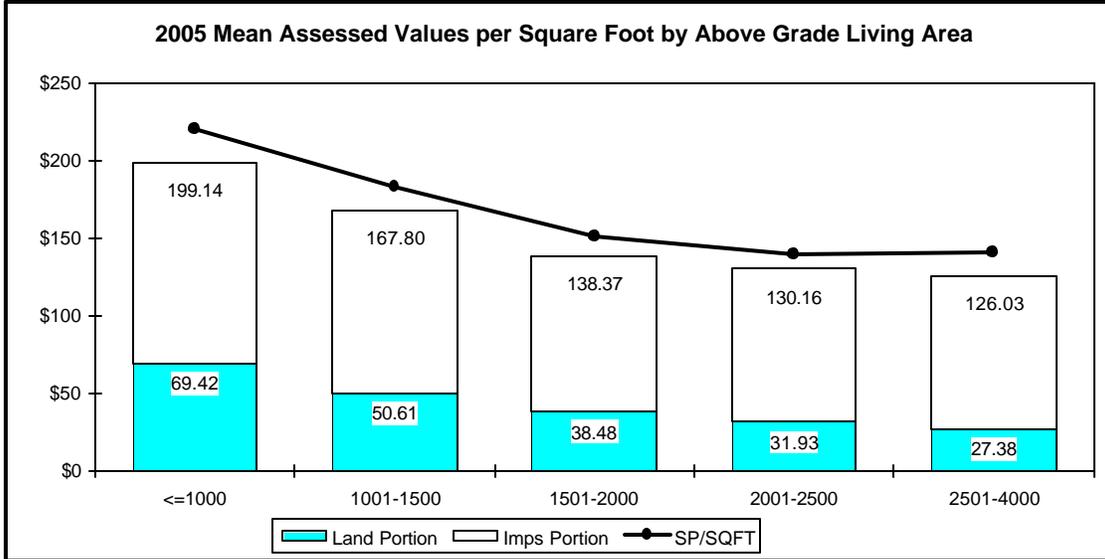
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated



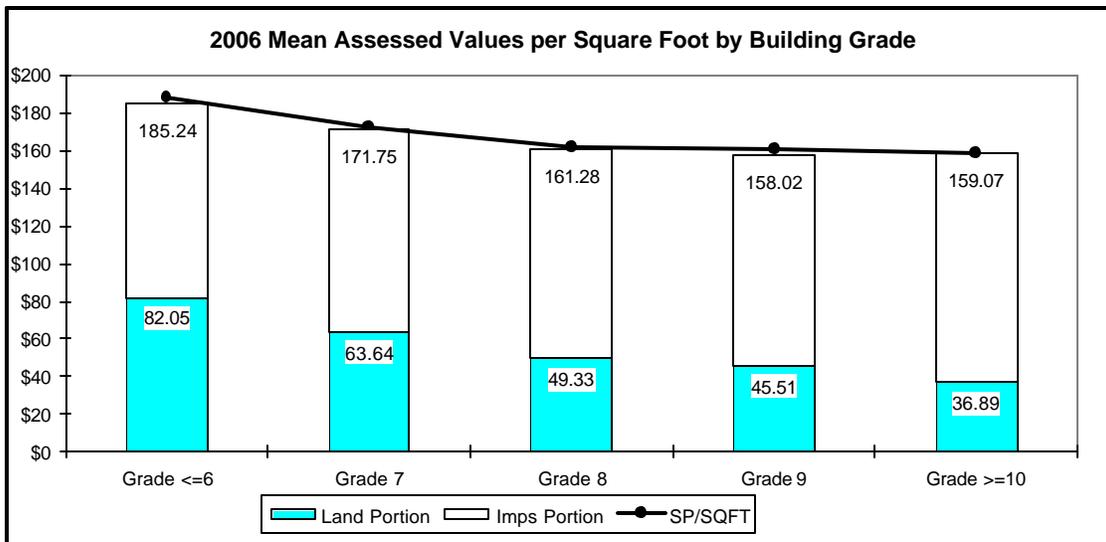
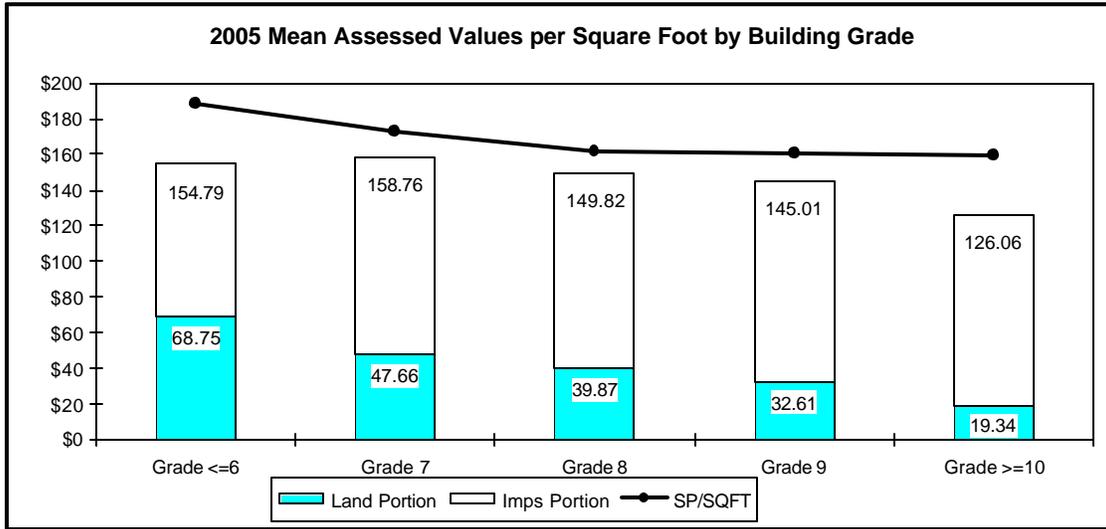
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area



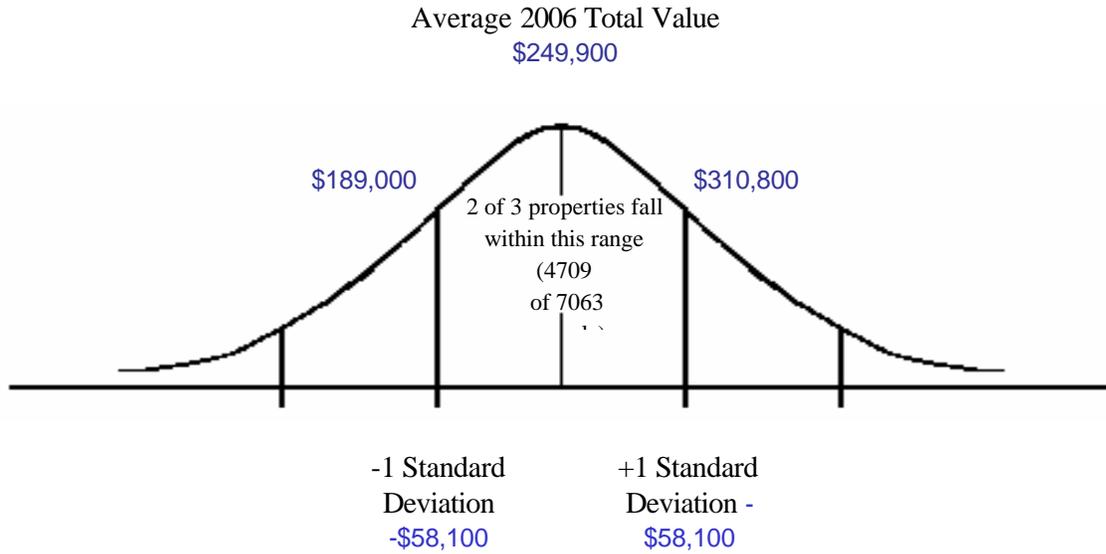
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2005 and 2006 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

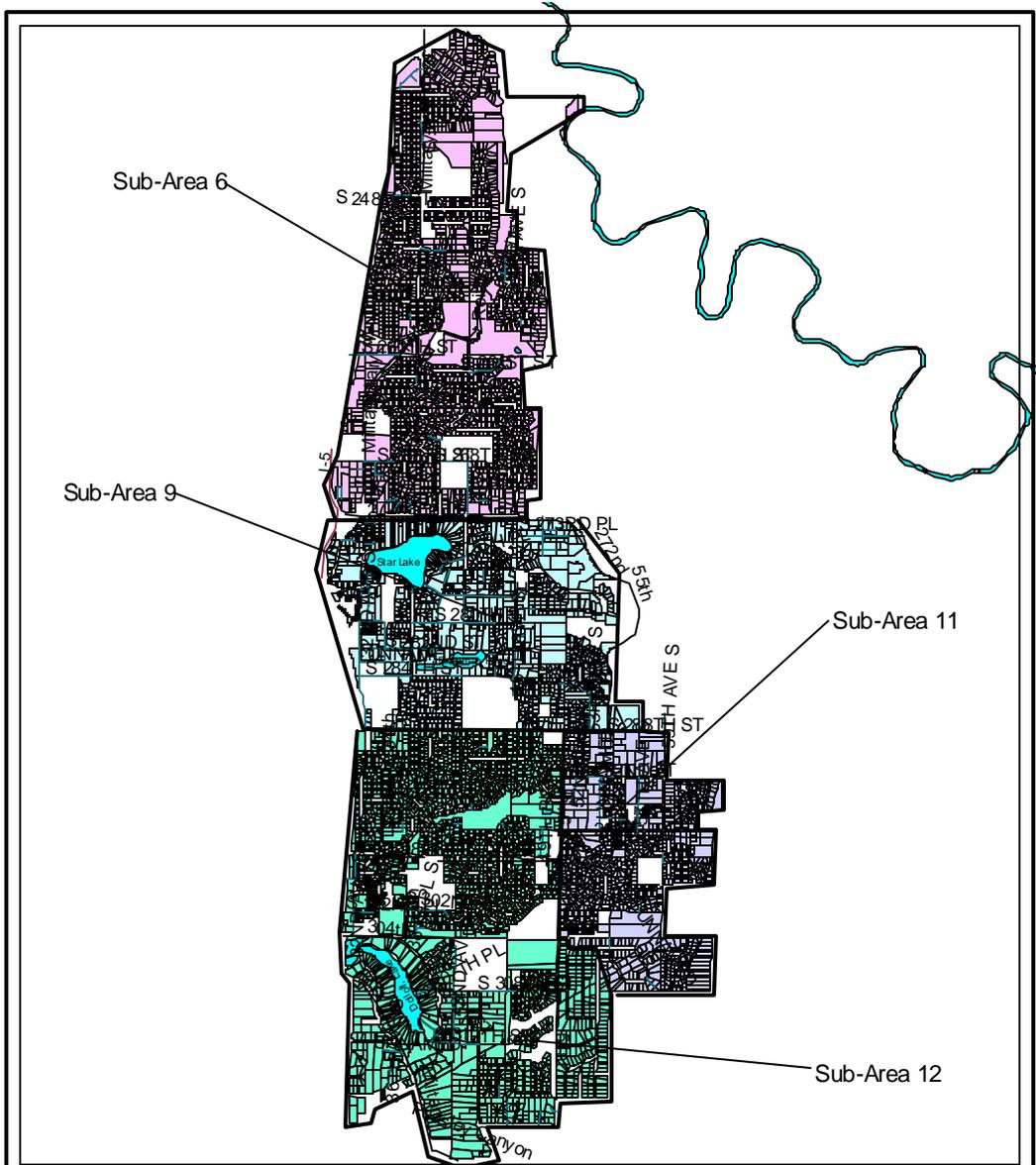
## Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

# Area Map



## Area 27 2006 Physical Inspection

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

**File Name:** KIS - Project not yet issued



Legend	
Area27final.shp	
[Pink box]	006
[Light blue box]	009
[Light purple box]	011
[Light green box]	012

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: Star Lake

### **Boundaries:**

This area is bounded on the north by Kent-Des Moines Road, by I-5 on the west, by Lake Fenwick Road S. and West Valley Highway on the east and generally by S 308<sup>th</sup> St. on the South

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 27 is comprised of a portion of Kent which lies south of the Kent-Des Moines Road and east of I-5 to the ridge which overlooks the Kent and Auburn valley. There are two small lakes, Star Lake in Subarea 9 and Lake Dolloff in Subarea 12. The majority of the area is improved with grade 7 homes, built since the 1960's. Although located close to I-5, with the exception of the newer sub-divisions, Area 27 has a rural feel. Area 27 totals 7732 parcels of which 7063 are improved with single family residences; 258 are improved with mobile homes, accessory buildings, and multiple buildings or had a previous value of \$25,000 or less. There are 411 are vacant parcels.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 13.62% to 11.74%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. The sales comparison approach was supplemented with a land allocation. The majority of the parcels in Area 27 are platted and improved with no view or waterfront. Sales indicated that the market recognized a difference in plats by quality of neighborhood and improvement. Therefore, land was segmented into neighborhoods.

**Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

Area 27 consists of 7732 parcels of which 411 are vacant. The land model building process was supplemented by the use of the allocation method, with a land- to- building ratio of between 28% and 30% .

The majority of the land in Area 27 is in platted subdivisions. Sales prices indicated neighborhood adjustments by quality and type of the neighborhood were necessary.

Neighborhood 1 is sub-divisions with irregular size lots similar to tax lots with non homogeneous homes of various grades.

Neighborhood 2 comprises most of the plats in Area 27. These plats were developed in the 60's and 70's and have average amenities.

Neighborhood 3 is the plats of Woodbrook (all divisions). Woodbrook is an entire community of grade 9 homes built by Schneider homes. Sales of vacant land to Schneider that have been developed into previous Woodbrook plats indicate that the lot values are higher than other plats in Area 27.

Neighborhood 4 is newer luxury plats with higher grade (9+) homes.

Neighborhood 5 is land that has been developed to support common-wall homes (zero lot line). These have very small lots.

Neighborhood 6 has smaller lots that have been developed with grade 8 and 9 homes built after 1999.

Base Lot sizes are 20,000 or less square footage for tax lots and Neighborhoods 1 and 2. Base Lots are valued between \$75,000 and \$85,000 and increased incrementally for lots greater than 20,000 square feet.

Acreage parcels start at \$90,000 for an acre and increase incrementally by size.

Additional adjustments to base land values were made for view, external nuisances, and challenged lots per attached schedule.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

**Land Value Model Calibration**

Category	Description	Lot Value
<b>Neighborhood 1</b>	Similar to tax lots. Irregular size lots with various grade homes (Non-homogeneous)	
<b>BASE LOT</b>	<b>&lt;20,000 square feet</b>	<b>\$75,000</b>
Medium Size Lots	20,000 square feet to 29,999 square feet	\$80,000
Large Size Lots	30,000 square feet to 43,559	\$85,000

<b>Neighborhood 2</b>	Plats with similar size lots and homes. Plat amenities (Homogeneous)	
<b>BASE LOT</b>	<b>&lt; 20,000 square feet</b>	<b>\$85,000</b>
Medium Size Lots	20,000 square feet to 29,999 square feet	\$90,000
Large Size Lots	30,000 square feet to 43,559 square feet	\$95,000

<b>Neighborhood 3</b>	Woodbrook- All Divisions	\$125,000 w/o view \$130,000 with view No other adjustments apply
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<b>Neighborhood 4</b>	Superior plats/lots with 9+ grade homes	\$120,000
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<b>Neighborhood 5</b>	Common-wall houses and King County Housing Authority (152204-9091) (Reserve at Star Lake)	\$60,000
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<b>Neighborhood 6</b>	Lots under 5,000 square feet with grade 8 and 9 houses built after 1999 (Cedar Ridge Estates Meadowfield Ridge.)	\$100,000
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<b>Tax Lots</b>	<20,000 square feet	\$75,000
	20,000 square feet to 29,999 square feet	\$80,000
	30,000 square feet to 43559	\$85,000

	Square Foot	Acres	
<b>Acreage</b>	43,560 to 54,449	1.00 - 1.24	\$90,000
	54,450 to 65,339	1.25 - 1.49	\$95,000
	65,340 to 76,229	1.50 - 1.74	\$100,000
	76,230 to 87,119	1.75 - 1.99	\$105,000
	87,120 to 108,899	2.00 - 2.49	\$110,000
	108,900 to 130,679	2.50 - 2.99	\$115,000
	130,680 to 152,459	3.00 - 3.49	\$120,000
	152,460 to 174,239	3.50 - 3.99	\$125,000
	174,240 to 196,019	4.00 - 4.49	\$130,000
	196,020 to 217,800	4.50 - 5.00	\$135,000

	>217800	Acres >5	\$135,000 for first 5 acres + \$5,000 per for acres over 5
<b>Views</b>			<b>Total cumulative adjustment not to exceed \$30,000</b>
	Territorial	Average	+\$3,000 to +\$10,000
		Good	
		Excellent	
	Cascade Mts.	Average	+\$5,000 to +\$10,000
		Good	
		Excellent	
	Mt. Rainier	Average	+\$5,000 to +\$15,000
		Good	
		Excellent	
	Puget Sound	Fair	+\$5,000
	Olympic Mts.	Average	+\$5,000

<b>Waterfront</b>	155 parcels with waterfront Average lot size is 30,000 square feet with average of 73 water front feet	Base Lot \$100,000
	Additional amount per front foot over or under 73 water front feet No added view adjustments	+/- \$500.00

<b>Traffic</b>	Moderate	No adjustment
	High	-\$5,000 to -\$10,000
	Extreme	-\$15,000 to -\$20,000

<b>Developable Land</b>	\$33,000 per lot if pre-development stage
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<b>No Perc Lots</b>	With documentation <i>Must be coded private restricted sewers with note in system</i>	\$15,000
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<b>Non-Buildable Lots</b>	With documentation or appraiser observed <i>Must be coded private restricted sewers with note in system</i>	\$15,000
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<b>Challenged Lots</b>	Slope, wetlands, power lines (on-site),	-5% to -50%
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	topography, etc. <i>Can be cumulative</i>	
<b>Previous Value</b>	Lots previously valued \$10,000 or less	Previous assessed value

**Vacant Sales Used In This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
006	272204	9006	12/19/03	\$150,000	91911	N	N
006	272204	9085	2/27/03	\$82,500	24496	N	N
006	272204	9239	4/25/03	\$78,000	17614	N	N
006	272204	9254	3/28/05	\$58,000	11583	N	N
006	282204	9041	6/24/05	\$95,000	21780	N	N
006	282204	9083	3/21/03	\$85,000	66211	N	N
006	282204	9248	7/19/05	\$200,000	130244	N	N
006	538760	0050	2/8/05	\$84,950	6400	N	N
009	026940	0060	3/17/03	\$10,000	9675	N	N
009	154760	0042	10/29/04	\$107,500	23000	N	N
009	342204	9056	4/4/05	\$185,000	81021	N	N
009	342204	9203	3/24/05	\$129,950	43560	N	N
009	342204	9203	8/29/05	\$269,000	43560	N	N
009	342204	9221	12/29/05	\$124,950	22860	N	N
009	342204	9235	8/6/03	\$636,000	392911	N	N
009	342204	9264	7/7/04	\$115,000	19743	N	N
009	342204	9281	11/20/03	\$75,000	11800	N	N
009	352204	9077	1/27/05	\$108,000	6371	N	N
009	796760	0062	5/12/05	\$71,000	34000	N	N
009	796775	0190	9/11/03	\$97,500	19975	N	N
009	796800	0011	2/9/04	\$55,000	3575	N	N
009	796800	0012	2/9/04	\$55,000	5900	N	N
009	951096	0180	1/23/03	\$125,000	7817	N	N
011	030300	0075	7/27/04	\$75,000	17000	N	N
012	030200	0625	7/30/04	\$58,000	22680	N	N
012	030300	0435	3/30/05	\$76,000	14850	N	N
012	042104	9021	2/12/03	\$53,500	42253	N	N
012	102104	9005	4/1/05	\$160,000	89298	Y	Y
012	102104	9071	1/12/05	\$60,000	12500	N	N
012	102104	9072	1/12/05	\$60,000	12510	N	N
012	401320	0110	8/25/04	\$100,000	19211	Y	Y
012	401380	0005	4/1/05	\$150,000	62726	Y	Y
012	401440	0130	5/27/04	\$27,000	52272	N	N
012	401440	0200	12/12/05	\$139,000	100188	N	N
012	401440	0285	11/1/04	\$140,000	18013	N	N
012	401440	0290	2/9/05	\$143,000	18202	N	N
012	401440	0291	7/20/04	\$110,000	20026	N	N
012	401440	0294	7/21/04	\$120,000	20062	N	N
012	401440	0317	6/23/05	\$64,500	10980	N	N
012	800145	0020	2/28/03	\$60,000	8862	N	N

***Vacant Sales Removed From This Physical Inspection Analysis  
Area 27***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	222204	9081	5/22/03	\$66,000	QUIT CLAIM DEED;
006	677780	0060	1/14/03	\$70,000	FORCED SALE
009	026940	0120	3/2/05	\$10,000	QUIT CLAIM DEED;
009	342204	9085	6/1/05	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	951096	0080	4/25/03	\$125,000	BUILDER OR DEVELOPER SALES;
012	030300	0405	1/20/05	\$15,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	102104	9056	5/28/03	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	401440	0180	6/3/04	\$87,500	SEGREGATION AND/OR MERGER;

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The majority of homes in this area were built in the 1970's and 1980's. They are typically average quality construction and have average quality of maintenance. The overall model represents these properties. New plats, higher grade homes, and unusual properties required additional adjustments.

The newer plats of Alpine Meadows (019265), Cedar Ridge (146090), and Meadowfield (541900) received an upward adjustment.

The new sub-division of "The Reserve at Star Lake" (723759) consists of all common wall (zero lot line) homes, with very small lots. The Reserve at Star Lake received a downward adjustment.

The Woodbrook sub-divisions are higher quality homes all built by Schneider Homes. All of the Woodbrook sub-divisions were considered together as a separate neighborhood. These properties received an upward adjustment from the average properties.

There are 37 Grade 10 homes located in Area 27, of which there are 12 good, usable sales. An upward adjustment was applied to all Grade 10 homes. There are five Grade 11 homes. The Grade 10 adjustment was applied to these homes plus an additional 10% - 30% as determined by the appraiser.

Area 27 includes Star Lake and Lake Dolloff. All waterfront parcels received an upward adjustment except waterfront properties coded "poor quality waterfront". These homes were treated as if they were not waterfront properties.

The improved parcel total value models are included later in this report.

**Improved Parcel Total Value Model Calibration**

VARIABLE	VARIABLE DEFINITION
Sub 9 Y/N	Located in Sub Area 9
Sub 12 Y/N	Located in Sub Area 12
Alpine Meadows	Located in the plat of Alpine Meadows (Major Number 019265)
Cedar Ridge	Located in the plat of Cedar Ridge (Major Number 146090)
Meadowfield	Located in the plat of Meadowfield (Major Number 541900)
Reserve at Str Lk	Located in the plat of Reserve at Star Lake (Major Number 723759)
Woodbrook	Located in the plats of Woodbrook (Major Numbers 951093 ,951112, 951096, 330403 )
YrBltRenC	Year Built/Year Renovated of house
GradeC	Improvement Grade-Quality of Construction
Grade 10 Y/N	Improvement Grade-Quality of Construction equals 10
Grade<=6, AGLA<1001 Not waterfront	Improvement Grade-Quality of Construction =< 6 with Above Grade Living Area <1001 Square Feet, and Not on Waterfront
Fair Y/N	Condition of Improvement - Fair
Good Y/N	Condition of Improvement - Good
VGood Y/N	Condition of Improvement – Very Good
TotCvdPkgC	Total Square Footage of All Covered Parking
FstFlrC	Finished Living Area on the First Floor
HlfFlrC	Finished Living Area on the Half Floor
SndFlrC	Finished Living Area on the Second Floor
TotBsmt+FinBsmt Area>Grd 5 -Bsmt Gar	Total Basement of Above Quality Grade 5 Square Footage, Less Basement Garage
LotsizeC	Lot Size
WftLoc Y/N	Located on Waterfront

**Multiplicative Model**

3.141038+ 1.086487E-02\*Sub9YN-1.550323E-02\*Sub12YN+ 7.537215E-02\*Alpine\_Meadows+ .0497655\*Cedar\_Ridge+ .1029195\*Meadowfield-1.074816E-02\*Reserve\_at\_Str\_Lk+ 5.313485E-02\*Woodbrook+ .2920583\*YrBltRenC+ .0788176\*GradeC+ 5.885642E-02\*grade10YN+ 9.156523E-02\*gradelownotwfYN-5.795266E-02\*FairYN+ 3.076462E-02\*GoodYN+ 6.012086E-02\*VGoodYN+ 2.015424E-02\*TotCvdPkgC+ .2461314\*FstFlrC+ 6.105038E-02\*HlfFlrC+ 9.113619E-02\*SndFlrC+ 5.541665E-02\*UnfBPlusFinBBByGradeC+ 7.625159E-02\*LotsizeC+ .1978431\*WftLocYN

EMV values were not generated for:

- Buildings with grade less than 3
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Buildings < 100% complete
- Lot size less than 1,000 square feet

**Model Exceptions**

Grades >10	IMP EMV * 1.10 to 1.30 (appraisal judgment)
Poor Condition	RCNLD
Year Built >2006	EMV will calculate houses >2006 as 2006
Swimming Pools	EMV+ 10,000 to 30,000, if in good usable condition
Misc. Imp >= \$10,000	EMV + RCNLD of Misc. Imp (if appraiser determines it adds to the value)
Additional Cost > \$10,000	EMV + RCNLD of Misc. Imp (if appraiser determines it adds to value)
House + Mobile Home	EMV+ RCNLD of Mobile Home
Multi-Imp Properties	EMV for #1 house + RCNLD for 2 <sup>nd</sup> and/or 3 <sup>rd</sup> house
Duplex and Tri-Plex	EMV +10% (True duplex or triplex)
Waterfront parcels that are coded as poor quality waterfront	EMV as if Not on Waterfront
Accessory Only	RCNLD
Obsolescence and Net Condition	Deduct the amount of Obsolescence or Net Condition from Imp EMV

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	282204	9035	3/4/05	\$225,000	1270	0	5	1943	3	63162	N	N	3032 S 272ND ST
006	272204	9053	8/21/03	\$265,000	870	0	6	1946	4	138520	N	N	26015 MILITARY RD S
006	714941	0070	10/10/05	\$191,900	1030	0	6	1978	3	7560	N	N	4016 S 261ST ST
006	714941	0130	10/20/05	\$195,000	1030	0	6	1978	4	7560	N	N	3812 S 261ST ST
006	714941	0210	4/1/04	\$167,000	1030	0	6	1978	3	7700	N	N	3611 S 261ST ST
006	714941	0240	10/8/03	\$165,000	1030	0	6	1978	4	9310	N	N	3635 S 261ST ST
006	714941	0260	2/26/04	\$169,900	1030	0	6	1978	4	7455	N	N	3803 S 261ST ST
006	714941	0280	10/10/05	\$203,000	1030	0	6	1978	3	7171	N	N	3819 S 261ST ST
006	714941	0290	6/11/04	\$168,500	1030	0	6	1978	3	7171	N	N	3827 S 261ST ST
006	807540	0400	11/4/03	\$165,000	1050	0	6	1954	4	20000	N	N	23830 38TH AV S
006	714941	0050	6/22/04	\$178,500	1250	0	6	1978	3	7560	N	N	4030 S 261ST ST
006	714941	0060	10/5/04	\$193,770	1250	0	6	1978	3	7200	N	N	4022 S 261ST ST
006	714941	0190	6/11/04	\$189,520	1250	0	6	1978	3	7350	N	N	26110 36TH AV S
006	714941	0220	2/17/04	\$177,000	1250	0	6	1978	4	11760	N	N	3619 S 261ST ST
006	282204	9085	6/27/05	\$230,000	1340	0	6	1954	4	16552	N	N	26859 MILITARY RD S
006	807540	0660	7/30/03	\$186,000	1360	0	6	1954	4	15750	N	N	23930 MILITARY RD S
006	538760	0040	1/27/05	\$230,000	1820	0	6	1994	3	8160	N	N	27112 41ST PL S
006	538760	0040	12/18/03	\$183,000	1820	0	6	1994	3	8160	N	N	27112 41ST PL S
006	796770	0480	12/13/05	\$258,950	860	380	7	1981	3	6541	N	N	27118 36TH AV S
006	796770	0480	7/14/05	\$236,500	860	380	7	1981	3	6541	N	N	27118 36TH AV S
006	885760	0810	6/30/05	\$252,000	860	860	7	1963	4	8175	N	N	24340 35TH AV S
006	155520	0150	4/17/03	\$150,000	920	0	7	1963	4	7000	N	N	25007 35TH PL S
006	155520	0250	12/16/03	\$162,958	920	0	7	1963	4	7080	N	N	24924 35TH AV S
006	796860	0040	3/2/05	\$195,000	940	0	7	1956	3	10220	N	N	26854 MILITARY RD S
006	885760	0980	11/23/04	\$178,300	940	0	7	1960	4	8023	N	N	24303 35TH AV S
006	131099	0020	6/17/04	\$215,000	960	440	7	1981	3	8280	N	N	25413 38TH PL S
006	131099	0040	8/12/04	\$227,500	960	440	7	1981	3	11200	N	N	3805 S 255TH PL
006	155520	0190	3/25/04	\$194,950	960	840	7	1963	4	7000	N	N	3506 S 251ST ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	383260	0170	3/18/05	\$203,500	960	0	7	1976	3	7040	N	N	26256 39TH PL S
006	796770	0040	4/28/03	\$214,950	960	600	7	1980	3	7927	N	N	3530 S 269TH ST
006	885760	0440	2/18/03	\$166,000	960	0	7	1959	4	7875	N	N	24426 35TH PL S
006	796770	0490	10/20/03	\$169,500	970	0	7	1981	3	6728	N	N	27114 35TH LN S
006	383230	0290	2/23/04	\$185,500	980	0	7	1967	4	8750	N	N	4614 S 256TH ST
006	533570	0060	4/8/05	\$249,950	980	980	7	1961	4	9450	N	N	3315 S 269TH ST
006	983610	0120	10/9/03	\$204,950	980	380	7	1975	4	9625	N	N	25714 35TH PL S
006	194140	0190	9/2/03	\$169,500	990	0	7	1962	3	6610	N	N	4215 S 261ST ST
006	383271	0270	4/7/05	\$249,500	990	600	7	1979	4	7140	N	N	4321 S 263RD ST
006	432450	0090	3/15/04	\$173,000	1000	0	7	1959	3	8400	N	N	24527 36TH AV S
006	796770	0190	10/18/05	\$264,950	1000	360	7	1981	3	7741	N	N	26920 35TH AV S
006	383220	0070	5/5/04	\$224,000	1010	700	7	1968	4	7140	N	N	4656 S 254TH ST
006	796770	0300	8/16/05	\$255,000	1010	440	7	1981	3	8012	N	N	3620 S 271ST ST
006	796770	0420	9/22/05	\$265,000	1010	440	7	1981	4	6700	N	N	27109 36TH LN S
006	796770	0460	6/11/04	\$225,000	1010	640	7	1981	3	6876	N	N	3607 S 271ST ST
006	125320	0235	4/9/04	\$225,000	1020	850	7	1967	4	9180	N	N	3810 S 249TH ST
006	383250	0160	10/25/05	\$274,000	1020	1020	7	1962	4	8250	N	N	3625 S 263RD ST
006	383250	0280	9/20/05	\$285,500	1020	520	7	1963	3	8250	N	N	3403 S 262ND ST
006	763340	0010	3/22/04	\$160,000	1020	0	7	1961	3	9108	N	N	25605 33RD AV S
006	796770	0260	4/9/03	\$224,300	1020	730	7	1981	3	6697	N	N	27022 35TH AV S
006	796770	0630	2/25/04	\$217,000	1020	600	7	1981	3	7210	N	N	26909 35TH AV S
006	155520	0170	11/19/04	\$238,000	1030	510	7	1963	3	7000	N	N	25021 35TH PL S
006	155530	0480	6/13/03	\$253,500	1030	1030	7	1967	3	8800	N	N	24901 34TH AV S
006	155530	0480	2/13/03	\$229,000	1030	1030	7	1967	3	8800	N	N	24901 34TH AV S
006	194140	0270	8/29/05	\$275,000	1030	1030	7	1960	4	9375	N	N	4333 S 261ST ST
006	886000	0005	10/17/03	\$172,500	1030	0	7	1955	3	9600	N	N	3602 S 241ST ST
006	886000	0040	8/29/03	\$178,950	1030	0	7	1955	4	9120	N	N	3623 S 241ST ST
006	886000	0070	8/7/03	\$180,000	1030	0	7	1955	5	9120	N	N	3612 S 242ND ST
006	194140	0020	5/21/04	\$192,500	1040	0	7	1966	3	7840	N	N	26020 42ND AV S
006	383271	0680	5/24/04	\$223,400	1040	500	7	1978	3	7575	N	N	26209 43RD PL S
006	383271	0740	10/10/03	\$217,000	1040	500	7	1978	3	7366	N	N	26210 43RD PL S
006	383271	0520	6/30/05	\$272,700	1050	400	7	1978	4	8184	N	N	4502 S 262ND ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	432450	0240	2/11/05	\$192,500	1050	0	7	1959	3	9828	N	N	24615 35TH PL S
006	155530	0500	10/29/03	\$170,001	1060	0	7	1969	3	7150	Y	N	24829 34TH AV S
006	383271	0450	2/17/05	\$254,500	1060	440	7	1979	4	7036	N	N	26210 46TH AV S
006	432450	0470	9/17/03	\$196,000	1060	900	7	1960	4	9600	N	N	24717 35TH AV S
006	885760	0890	11/10/05	\$266,000	1060	960	7	1962	5	8470	N	N	24411 35TH AV S
006	131099	0250	5/13/04	\$248,000	1066	900	7	1981	4	7650	N	N	25412 38TH PL S
006	885760	0550	5/19/03	\$167,500	1070	750	7	1960	4	7650	N	N	24301 35TH PL S
006	885760	1060	12/7/05	\$269,345	1070	1070	7	1962	4	7810	N	N	24103 35TH AV S
006	383260	0280	3/29/04	\$227,500	1080	700	7	1978	3	7150	N	N	4051 S 262ND ST
006	011000	0030	11/20/03	\$182,000	1090	500	7	1960	4	8712	N	N	25623 34TH AV S
006	011000	0040	6/30/05	\$275,000	1090	730	7	1960	5	8712	N	N	25631 34TH AV S
006	383260	0270	6/18/04	\$232,000	1090	240	7	1978	3	7150	N	N	4041 S 262ND ST
006	432450	0250	7/25/03	\$164,000	1090	0	7	1959	4	7490	N	N	24607 35TH PL S
006	714940	0010	2/1/05	\$221,500	1090	420	7	1977	3	7125	N	N	3420 S 261ST ST
006	714940	0070	3/15/05	\$235,000	1090	530	7	1977	3	7360	N	N	26007 36TH PL S
006	131050	0110	7/30/03	\$191,000	1100	0	7	1963	3	8470	N	N	26405 MANCHESTER AV
006	144070	0160	11/9/05	\$290,000	1100	480	7	1977	3	7350	Y	N	25206 45TH AV S
006	383250	0630	2/24/04	\$195,000	1100	860	7	1962	3	10430	N	N	26235 33RD AV S
006	885760	0800	10/7/05	\$256,500	1100	380	7	1962	3	8175	N	N	24330 35TH AV S
006	885760	0830	5/11/05	\$252,500	1100	1030	7	1962	4	9020	N	N	3507 S 244TH ST
006	125320	0290	12/13/04	\$239,000	1110	750	7	1963	4	9112	N	N	3915 S 248TH ST
006	155530	0400	8/11/05	\$259,950	1110	1040	7	1966	3	7560	N	N	24923 34TH AV S
006	194140	0080	5/9/05	\$266,000	1110	500	7	1968	4	11920	N	N	4307 S 260TH ST
006	383250	0090	1/18/05	\$251,250	1110	850	7	1962	4	7700	N	N	3525 S 263RD ST
006	383250	0250	9/10/03	\$246,000	1110	950	7	1963	4	7700	N	N	26214 33RD AV S
006	383250	0590	7/25/05	\$307,000	1110	1110	7	1962	4	10075	N	N	26301 34TH AV S
006	383250	0640	10/13/04	\$276,785	1110	750	7	1963	4	10143	N	N	26229 33RD AV S
006	155520	0040	3/8/04	\$226,000	1120	1040	7	1966	3	7200	N	N	3512 S 248TH ST
006	383250	0800	11/19/03	\$224,000	1130	1110	7	1968	3	9028	N	N	3524 S 262ND ST
006	383250	0840	6/8/04	\$239,950	1130	1010	7	1969	4	9798	N	N	3622 S 262ND ST
006	383271	0390	6/7/05	\$273,000	1130	210	7	1978	3	7200	N	N	26304 46TH AV S
006	125320	0140	8/17/04	\$195,880	1140	0	7	1959	4	7370	N	N	3711 S 249TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	383250	0410	10/24/05	\$303,845	1140	600	7	1968	4	8000	N	N	3613 S 262ND ST
006	383271	0420	8/15/05	\$284,000	1140	660	7	1978	3	7059	N	N	26228 46TH AV S
006	383271	0710	9/3/04	\$224,000	1140	500	7	1977	3	7472	N	N	26231 43RD PL S
006	780630	0020	12/9/04	\$256,000	1140	1140	7	1968	3	12410	N	N	3803 S 243RD ST
006	939250	0240	9/15/05	\$297,000	1140	1050	7	1960	4	9500	N	N	26921 40TH AV S
006	155520	0560	9/10/03	\$174,500	1150	0	7	1963	4	9680	N	N	25034 34TH PL S
006	155520	0570	5/25/05	\$223,100	1150	0	7	1963	3	8400	N	N	25028 35TH PL S
006	282204	9080	2/12/03	\$188,000	1150	1150	7	1951	3	29123	N	N	3004 S 271ST ST
006	383250	0460	7/15/05	\$233,500	1150	680	7	1962	3	7700	N	N	3610 S 263RD ST
006	383271	0020	12/1/04	\$245,000	1150	700	7	1978	4	7000	N	N	26213 42ND AV S
006	885760	0380	7/9/03	\$150,000	1150	0	7	1959	3	7384	N	N	24334 35TH PL S
006	885760	0410	3/5/05	\$207,000	1150	0	7	1959	3	8610	N	N	3535 S 244TH ST
006	926590	0010	10/29/04	\$210,000	1150	0	7	1982	3	8062	N	N	3610 S 243RD ST
006	131060	0270	5/13/05	\$268,500	1160	960	7	1965	4	8320	N	N	26434 YALE CT
006	383250	0620	9/27/05	\$293,000	1160	620	7	1970	4	11850	N	N	26243 33RD AV S
006	383250	0620	2/23/04	\$235,000	1160	620	7	1970	4	11850	N	N	26243 33RD AV S
006	885760	0490	8/30/05	\$210,000	1160	0	7	1959	3	8320	N	N	24345 35TH PL S
006	289480	0010	6/26/03	\$241,150	1170	1100	7	1966	4	9600	N	N	4203 S 252ND ST
006	383260	0070	9/28/05	\$294,950	1170	420	7	1973	3	7345	N	N	26217 39TH PL S
006	383260	0110	4/25/03	\$220,000	1170	600	7	1973	4	10000	N	N	26247 39TH PL S
006	383271	0030	4/21/05	\$281,900	1170	480	7	1980	3	7500	N	N	4116 S 262ND PL
006	383271	0890	9/26/05	\$286,950	1170	1080	7	1977	3	7344	N	N	26235 46TH AV S
006	125320	0050	7/25/03	\$190,000	1180	0	7	1959	4	10080	N	N	3630 S 249TH ST
006	222204	9191	11/10/04	\$215,500	1180	0	7	1985	3	7369	N	N	25115 42ND AV S
006	289511	0040	5/16/03	\$182,000	1180	0	7	2002	3	8250	N	N	25215 REITH RD
006	011000	0180	5/2/03	\$175,000	1190	0	7	1961	3	8712	N	N	25830 34TH AV S
006	714940	0250	7/12/04	\$235,000	1190	840	7	1977	3	7130	N	N	3524 S 261ST PL
006	383230	0070	5/2/05	\$222,500	1200	0	7	1967	4	8400	N	N	25628 45TH AV S
006	383230	0150	11/20/03	\$178,000	1200	0	7	1967	5	8250	N	N	4613 S 256TH ST
006	383231	0250	11/17/04	\$257,950	1200	900	7	1980	3	10195	N	N	25651 44TH AV S
006	714640	0150	11/19/03	\$260,000	1200	1100	7	1961	4	14600	Y	N	4316 S 239TH PL
006	796860	0020	7/27/05	\$235,000	1200	0	7	1956	4	10220	N	N	26826 MILITARY RD S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	885760	0250	8/13/03	\$165,000	1200	0	7	1961	3	7313	N	N	24020 35TH PL S
006	155520	0100	9/13/04	\$195,000	1210	0	7	1963	3	7000	N	N	24903 35TH PL S
006	155520	0120	7/29/03	\$181,000	1210	0	7	1963	4	7000	N	N	24919 35TH PL S
006	155530	0100	3/29/04	\$195,000	1210	0	7	1966	4	6060	N	N	24928 34TH AV S
006	432450	0340	3/18/04	\$214,285	1210	850	7	1961	4	7700	N	N	24520 35TH AV S
006	796770	0080	4/8/03	\$211,900	1210	780	7	1980	3	7947	N	N	26906 36TH CT S
006	131080	0120	5/22/03	\$217,000	1220	500	7	1966	4	8610	N	N	3630 S 268TH ST
006	383230	0370	9/27/05	\$230,000	1220	0	7	1967	3	8500	N	N	25432 45TH AV S
006	383271	0660	12/19/03	\$214,950	1220	460	7	1978	3	7472	N	N	26208 43RD AV S
006	939250	0130	3/22/05	\$269,950	1220	650	7	1962	3	9576	N	N	3711 S 268TH ST
006	155520	0650	10/21/03	\$222,950	1230	950	7	1963	4	8400	N	N	24904 35TH PL S
006	315950	0080	6/28/04	\$208,000	1230	0	7	1966	3	10366	N	N	3223 S 270TH ST
006	383270	0100	5/12/04	\$238,000	1230	530	7	1974	4	7038	N	N	4025 S 262ND PL
006	383271	0570	7/17/03	\$243,300	1230	860	7	1978	3	11263	N	N	4330 S 262ND ST
006	383271	0670	8/30/04	\$259,950	1230	800	7	1978	5	7330	N	N	4315 S 262ND ST
006	125320	0255	6/17/05	\$220,000	1240	0	7	1965	4	9180	N	N	3902 S 249TH ST
006	383231	0470	8/19/04	\$220,000	1240	530	7	1979	3	7331	N	N	25636 46TH AV S
006	383271	0920	5/25/04	\$240,500	1240	430	7	1978	3	7209	N	N	4504 S 263RD ST
006	383271	0950	5/29/03	\$225,000	1240	570	7	1978	3	7209	N	N	4418 S 263RD ST
006	383271	1010	11/6/03	\$225,000	1240	570	7	1977	3	7636	N	N	26242 43RD AV S
006	383271	1030	8/19/05	\$289,950	1240	570	7	1978	3	7000	N	N	26230 43RD AV S
006	383271	1030	1/20/04	\$240,000	1240	570	7	1978	3	7000	N	N	26230 43RD AV S
006	714640	0060	10/22/03	\$220,500	1240	800	7	1963	3	10000	Y	N	4329 S 239TH PL
006	763340	0050	12/10/04	\$203,300	1240	0	7	1960	4	9108	N	N	25805 33RD AV S
006	763340	0050	3/21/03	\$179,750	1240	0	7	1960	4	9108	N	N	25805 33RD AV S
006	194140	0240	7/26/05	\$282,950	1250	1250	7	1965	4	10020	N	N	4315 S 261ST ST
006	432450	0450	5/27/05	\$235,500	1250	0	7	1961	4	9956	N	N	3503 S 248TH ST
006	939250	0080	3/22/05	\$263,950	1250	500	7	1960	4	9516	N	N	26959 37TH AV S
006	383231	0270	9/15/03	\$245,950	1260	890	7	1980	4	7288	N	N	25639 44TH AV S
006	714940	0320	4/20/04	\$220,000	1260	880	7	1977	3	7015	N	N	3414 S 261ST PL
006	272204	9204	5/26/04	\$216,500	1270	0	7	1979	4	9147	N	N	26018 36TH PL S
006	282204	9126	4/19/05	\$233,000	1280	0	7	1963	3	14374	N	N	27112 31ST AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	383250	0890	6/17/04	\$249,950	1280	1200	7	1976	4	9590	N	N	3658 S 262ND ST
006	011000	0020	3/21/05	\$259,000	1290	1090	7	1960	5	8712	N	N	25615 34TH AV S
006	222204	9116	6/30/04	\$215,000	1300	0	7	1962	3	7405	N	N	4509 S 254TH ST
006	432450	0390	3/14/05	\$215,000	1300	0	7	1961	4	8466	N	N	24616 35TH AV S
006	432450	0410	10/25/05	\$250,500	1300	0	7	1961	5	8250	N	N	24710 35TH AV S
006	432450	0430	8/5/03	\$207,500	1300	0	7	1961	5	8250	N	N	24722 35TH AV S
006	125320	0190	5/14/04	\$182,500	1320	0	7	1968	4	9750	N	N	3831 S 249TH ST
006	272204	9033	7/24/03	\$181,000	1320	0	7	1962	3	9583	N	N	3331 S 268TH ST
006	533570	0160	8/4/05	\$222,388	1320	0	7	1961	3	9600	N	N	3315 S 268TH ST
006	796860	0035	8/12/03	\$184,000	1320	0	7	1961	4	10220	N	N	26846 MILITARY RD S
006	144070	0270	10/8/03	\$228,500	1330	510	7	1977	3	7700	N	N	25307 45TH AV S
006	383231	0400	4/23/03	\$185,000	1330	0	7	1981	3	7293	N	N	4514 S 257TH ST
006	383250	0900	3/3/03	\$227,950	1330	470	7	1976	4	9590	N	N	3664 S 262ND ST
006	432450	0580	3/23/05	\$225,000	1330	0	7	1961	4	10287	N	N	24503 35TH AV S
006	155530	0080	6/11/03	\$173,000	1340	0	7	1966	4	8190	N	N	24916 34TH AV S
006	289490	0110	4/19/05	\$235,000	1350	0	7	1967	4	7000	N	N	24712 42ND AV S
006	383231	0200	9/28/05	\$265,000	1360	1030	7	1980	3	8447	N	N	25647 45TH AV S
006	885760	0950	2/24/05	\$205,000	1360	0	7	1960	4	8050	N	N	24325 35TH AV S
006	885760	0950	3/13/03	\$177,000	1360	0	7	1960	4	8050	N	N	24325 35TH AV S
006	144070	0140	11/10/04	\$254,950	1370	790	7	1977	3	8050	Y	N	25210 45TH AV S
006	155520	0460	11/7/03	\$204,000	1370	0	7	1966	4	8000	N	N	25107 35TH AV S
006	383250	0040	3/11/05	\$251,500	1370	520	7	1962	3	7700	N	N	3427 S 263RD ST
006	714940	0470	5/18/04	\$260,000	1370	740	7	1977	3	7081	N	N	3511 S 261ST PL
006	714940	0490	8/25/03	\$206,500	1370	600	7	1977	3	8051	N	N	3525 S 261ST PL
006	714940	0180	11/12/04	\$274,950	1380	910	7	1977	4	7200	N	N	3417 S 261ST ST
006	383230	0300	7/12/03	\$159,000	1390	0	7	1967	4	8680	N	N	4608 S 256TH ST
006	714940	0430	8/5/03	\$204,400	1390	430	7	1977	4	7081	N	N	3415 S 261ST PL
006	714940	0460	7/20/05	\$260,000	1390	1030	7	1977	4	7081	N	N	3503 S 261ST PL
006	885760	0070	6/18/03	\$164,400	1390	0	7	1960	3	8165	N	N	24333 36TH AV S
006	939250	0290	10/31/03	\$215,000	1390	780	7	1961	3	9600	N	N	3902 S 269TH ST
006	677780	0070	3/24/03	\$231,100	1400	190	7	1962	4	11000	N	N	25218 45TH PL S
006	807540	0250	8/16/05	\$225,000	1400	0	7	1955	3	12825	N	N	3922 S 238TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	885760	0200	7/29/04	\$195,150	1400	0	7	1961	4	7881	N	N	24021 36TH AV S
006	939250	0030	7/9/04	\$265,000	1400	700	7	1961	4	9516	N	N	26819 37TH AV S
006	155520	0180	5/5/05	\$233,950	1410	0	7	1963	4	7000	N	N	25027 35TH PL S
006	155520	0260	12/1/05	\$274,900	1410	0	7	1963	5	9100	N	N	24918 35TH AV S
006	383271	0300	7/20/05	\$230,000	1410	340	7	1977	4	7126	N	N	4411 S 263RD ST
006	293660	0095	11/8/05	\$250,000	1420	0	7	1950	4	14501	N	N	3005 S 265TH ST
006	383250	0680	6/17/05	\$275,000	1420	420	7	1963	5	8450	N	N	26203 33RD AV S
006	272204	9253	7/12/05	\$319,950	1430	806	7	2004	3	15074	N	N	25655 LAKE FENWICK RD S
006	983610	0100	3/12/04	\$225,000	1430	510	7	1976	3	6000	N	N	3431 S 257TH ST
006	272204	9247	7/7/05	\$273,000	1440	0	7	1994	3	8729	N	N	27023 CAMBRIDGE PL
006	885760	0040	3/22/04	\$192,000	1440	0	7	1959	4	9600	N	N	3545 S 244TH ST
006	885760	0160	1/28/04	\$165,000	1460	0	7	1961	4	8023	N	N	24203 36TH AV S
006	155530	0220	3/10/05	\$228,950	1470	0	7	1966	3	7000	N	N	3317 S 251ST PL
006	807540	0510	10/28/03	\$199,500	1480	0	7	1955	4	18000	N	N	3931 S 238TH ST
006	282204	9184	6/1/05	\$232,000	1490	0	7	1962	3	14374	N	N	27102 31ST AV S
006	926590	0100	11/16/05	\$316,000	1490	0	7	1966	4	12390	N	N	3804 S 243RD ST
006	125320	0175	7/29/03	\$216,500	1500	750	7	1961	3	7350	N	N	24906 38TH AV S
006	194140	0040	2/1/05	\$217,495	1500	0	7	1976	3	10430	N	N	4217 S 260TH ST
006	194140	0180	1/2/04	\$213,000	1500	0	7	1976	4	11273	N	N	4214 S 261ST ST
006	763350	0100	8/23/05	\$249,500	1500	0	7	1961	3	10400	N	N	25628 32ND PL S
006	763350	0130	7/28/05	\$259,950	1500	0	7	1961	4	10400	N	N	25604 32ND PL S
006	383271	1000	1/6/05	\$273,000	1560	1490	7	1978	4	7701	N	N	4318 S 263RD ST
006	983580	1300	4/4/03	\$175,000	1560	0	7	1967	4	7000	N	N	3412 S 253RD ST
006	125320	0300	10/14/05	\$234,500	1570	0	7	1962	4	9112	N	N	3903 S 248TH ST
006	194140	0030	5/6/05	\$245,000	1610	0	7	1959	3	15344	N	N	26010 42ND AV S
006	886020	0025	4/2/03	\$195,950	1620	0	7	1956	4	14400	N	N	4130 S 239TH ST
006	383270	0220	10/28/05	\$299,900	1640	760	7	1974	3	7150	N	N	4028 S 262ND PL
006	272204	9136	11/2/05	\$288,609	1664	0	7	1959	4	21780	N	N	3420 S 259TH PL
006	383271	0810	6/9/04	\$228,000	1670	0	7	1978	4	7658	N	N	26212 44TH PL S
006	885760	0260	9/23/03	\$180,000	1700	0	7	1961	4	7313	N	N	24104 35TH PL S
006	289460	0005	8/5/04	\$220,000	1720	0	7	1959	4	11792	N	N	3803 S 250TH ST
006	885760	0290	10/2/03	\$198,000	1720	0	7	1961	3	7313	N	N	24204 35TH PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	886000	0030	11/8/04	\$242,250	1730	0	7	1955	4	9040	Y	N	3605 S 241ST ST
006	677780	0040	8/4/03	\$228,000	1740	0	7	1978	3	10980	N	N	25215 LAKE FENWICK RD S
006	807540	0470	7/11/03	\$209,000	1760	0	7	1955	4	17550	N	N	23821 41ST AV S
006	383230	0250	9/25/03	\$193,500	1780	0	7	1967	3	19584	N	N	4708 S 256TH ST
006	272204	9074	6/20/05	\$283,000	1790	840	7	1966	3	13939	N	N	3208 S 259TH PL
006	885760	0650	7/14/04	\$215,000	1790	0	7	1962	3	7840	N	N	24005 35TH PL S
006	011000	0070	9/28/04	\$230,000	1820	290	7	1960	3	8712	N	N	25821 34TH AV S
006	125320	0325	8/11/05	\$235,000	1830	0	7	1964	3	7920	N	N	3815 S 248TH ST
006	432450	0200	8/9/05	\$275,000	1840	0	7	1959	4	8056	N	N	24618 35TH PL S
006	432450	0140	6/22/04	\$224,950	1940	0	7	1959	3	7350	N	N	24512 35TH PL S
006	383250	0230	12/13/04	\$261,500	2140	0	7	1963	4	8800	N	N	26228 33RD AV S
006	155520	0610	10/21/05	\$240,000	2230	0	7	1976	3	8400	N	N	25002 35TH PL S
006	383260	0150	11/2/04	\$257,950	2490	0	7	1972	4	6325	N	N	26266 39TH PL S
006	272204	9016	3/29/04	\$320,000	2500	1000	7	1958	4	26501	N	N	3410 S 272ND ST
006	383271	0120	11/26/05	\$319,000	1000	970	8	1978	4	7700	N	N	26226 42ND AV S
006	383271	0170	5/27/04	\$221,000	1130	250	8	1978	3	7150	N	N	26213 43RD AV S
006	383271	0190	11/14/03	\$205,000	1130	250	8	1978	3	7150	N	N	26227 43RD AV S
006	131050	0230	8/28/03	\$190,000	1160	170	8	1965	3	6728	N	N	26545 MANCHESTER AV
006	383271	0160	6/3/03	\$205,000	1160	420	8	1978	3	7678	N	N	26207 43RD AV S
006	983580	0070	8/9/05	\$294,000	1180	550	8	1967	5	11481	N	N	25406 35TH PL S
006	983580	0280	7/22/05	\$289,900	1180	460	8	1967	3	9120	Y	N	3304 S 252ND PL
006	983580	0750	6/23/04	\$234,900	1180	460	8	1968	4	7630	N	N	25404 32ND PL S
006	983580	1130	10/20/05	\$273,500	1180	400	8	1968	3	7630	N	N	25413 33RD PL S
006	983580	0500	3/9/05	\$239,950	1190	570	8	1968	3	7373	N	N	3311 S 255TH ST
006	983580	0570	8/16/05	\$269,535	1190	570	8	1967	4	7070	N	N	3431 S 255TH ST
006	666902	0430	5/19/04	\$230,000	1200	380	8	1978	3	8190	N	N	25507 36TH PL S
006	131070	0360	11/15/05	\$280,000	1220	1220	8	1966	3	8670	N	N	3525 CANTERBURY LN
006	666901	0070	12/8/05	\$322,000	1220	960	8	1978	3	7920	N	N	3719 S 256TH CT
006	666901	0140	11/26/03	\$235,000	1220	810	8	1977	3	7210	N	N	25610 36TH PL S
006	666901	0190	6/6/03	\$184,900	1220	290	8	1978	3	8820	N	N	25625 36TH PL S
006	666902	0070	10/18/04	\$264,900	1220	800	8	1979	4	7200	N	N	25207 37TH PL S
006	289470	0110	6/20/05	\$265,000	1230	520	8	1969	3	9380	N	N	4212 S 251ST ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	383270	0070	5/6/04	\$226,800	1230	520	8	1974	3	9900	N	N	4005 S 262ND PL
006	383271	0140	5/28/04	\$250,000	1240	620	8	1978	3	7150	N	N	26214 42ND AV S
006	666902	0400	8/3/04	\$255,000	1240	940	8	1978	4	7350	N	N	3630 S 255TH PL
006	131090	0220	6/11/03	\$226,000	1260	910	8	1968	3	9749	N	N	4022 HAMPTON WY
006	131050	0070	10/24/03	\$228,000	1280	850	8	1976	3	8100	N	N	26414 ETON CT
006	289470	0280	10/24/03	\$253,000	1300	1250	8	1962	5	10050	N	N	4227 S 248TH ST
006	289470	0140	10/2/03	\$230,000	1330	1100	8	1962	4	10125	N	N	4211 S 249TH ST
006	289470	0150	10/24/05	\$325,000	1330	610	8	1963	4	10125	N	N	4219 S 249TH ST
006	289470	0300	8/27/04	\$256,000	1330	640	8	1966	4	8128	N	N	24811 43RD AV S
006	666901	0310	4/28/03	\$240,000	1330	900	8	1977	3	13500	N	N	3711 S 257TH ST
006	983580	0800	2/5/03	\$187,000	1330	460	8	1967	4	7000	N	N	3323 S 253RD ST
006	983580	0820	5/19/05	\$249,950	1330	800	8	1967	2	7000	N	N	3405 S 253RD ST
006	983580	1120	4/15/05	\$260,000	1330	600	8	1968	3	7630	N	N	25411 33RD PL S
006	131050	0040	9/24/03	\$225,000	1340	650	8	1963	3	9800	N	N	26405 ETON CT
006	383270	0040	6/23/03	\$225,000	1340	750	8	1975	4	8000	Y	N	26410 40TH AV S
006	131060	0070	5/3/05	\$297,000	1350	0	8	1965	4	7820	N	N	26517 HIGHLAND AV
006	131090	0600	11/9/05	\$285,000	1350	560	8	1967	4	10875	N	N	26404 40TH AV S
006	222204	9095	8/11/04	\$255,000	1355	500	8	1960	3	12480	Y	N	3737 S 243RD ST
006	131050	0120	7/15/03	\$258,750	1360	1080	8	1963	3	10980	N	N	26401 MANCHESTER AV
006	131091	0070	10/11/05	\$296,000	1380	440	8	1972	3	7777	N	N	4237 CARNABY ST
006	131091	0070	3/9/04	\$239,950	1380	440	8	1972	3	7777	N	N	4237 CARNABY ST
006	131096	0040	8/22/03	\$224,000	1380	500	8	1977	3	7229	N	N	26910 46TH AV S
006	131098	0550	4/7/04	\$279,950	1390	700	8	1984	3	9694	N	N	4411 SOMERSET LN
006	131070	0370	8/1/05	\$250,000	1400	0	8	1966	3	8670	N	N	3531 CANTERBURY LN
006	131096	0420	11/9/05	\$350,000	1410	820	8	1977	4	7560	N	N	4606 FENWICK CT
006	131098	0140	1/16/04	\$252,000	1410	770	8	1979	3	7350	N	N	4516 HAMPTON CT
006	131098	0300	3/24/05	\$307,500	1410	900	8	1982	3	7752	N	N	4610 SOMERSET CT
006	289500	0340	11/5/04	\$280,000	1414	418	8	1981	4	11550	N	N	4204 S 247TH ST
006	131050	0330	7/14/05	\$260,000	1420	720	8	1963	4	8496	N	N	3544 STRATTFORD CT
006	131050	0330	10/6/03	\$226,000	1420	720	8	1963	4	8496	N	N	3544 STRATTFORD CT
006	131050	0410	2/5/03	\$203,000	1430	0	8	1963	3	6840	N	N	3535 STRATTFORD CT
006	131091	0050	6/18/03	\$260,000	1430	620	8	1972	4	10560	N	N	26828 DOWNING AV

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	131096	0300	6/18/04	\$272,500	1430	1290	8	1977	3	7490	N	N	26608 DOVER CT
006	796770	0120	6/28/04	\$274,450	1430	450	8	1985	3	10397	N	N	26919 36TH CT S
006	131098	0160	2/3/03	\$245,000	1440	1090	8	1979	3	7644	N	N	4504 HAMPTON CT
006	666901	0280	11/2/04	\$275,000	1440	450	8	1977	3	8075	N	N	25712 36TH PL S
006	666901	0320	3/24/04	\$265,000	1440	960	8	1977	3	8800	N	N	3713 S 257TH ST
006	666902	0570	4/26/04	\$249,000	1440	1050	8	1978	3	8988	N	N	3732 S 254TH PL
006	796770	0330	5/17/04	\$223,000	1440	530	8	1985	3	9601	N	N	27020 36TH PL S
006	131050	0180	10/22/03	\$204,000	1450	0	8	1965	4	7420	N	N	26509 MANCHESTER AV
006	131096	0140	3/15/03	\$239,950	1450	890	8	1977	3	9900	N	N	26924 ARDEN CT
006	983580	0690	9/17/03	\$206,500	1450	0	8	1968	3	7070	N	N	3232 S 256TH ST
006	131097	0150	5/21/04	\$275,000	1460	500	8	1978	3	7435	N	N	26905 AVON CT
006	983580	0220	6/21/05	\$257,000	1460	0	8	1967	4	12325	N	N	3416 S 252ND PL
006	983580	0600	9/29/05	\$251,000	1460	0	8	1968	4	7070	N	N	3432 S 256TH ST
006	983580	0650	4/6/05	\$241,600	1460	0	8	1968	3	7070	N	N	3328 S 256TH ST
006	131050	0060	9/20/04	\$285,000	1470	1100	8	1963	3	10140	N	N	26406 ETON CT
006	131096	0400	5/11/04	\$264,500	1470	1100	8	1977	3	7280	N	N	4616 FENWICK CT
006	983580	0310	4/21/03	\$214,500	1470	0	8	1967	3	8750	N	N	25225 32ND PL S
006	666902	0020	6/19/03	\$221,500	1500	560	8	1978	4	8400	N	N	25220 37TH PL S
006	131098	0340	2/18/05	\$319,950	1510	1080	8	1979	3	7820	N	N	4605 KENT CT
006	131099	0090	8/22/05	\$318,000	1510	460	8	1984	3	8496	N	N	3909 S 255TH PL
006	383270	0130	7/27/04	\$268,975	1510	300	8	1977	3	6900	N	N	26255 41ST PL S
006	131098	0450	8/22/05	\$359,950	1520	1470	8	1979	3	7700	N	N	4610 KENT CT
006	289490	0020	12/5/05	\$485,000	1520	1100	8	1996	3	17680	Y	N	24704 43RD AV S
006	926590	0070	8/18/05	\$315,000	1520	1210	8	1968	3	8700	N	N	24226 39TH AV S
006	131096	0490	6/23/03	\$269,000	1530	890	8	1977	3	7178	N	N	4619 FENWICK CT
006	131098	0520	10/5/05	\$286,000	1530	0	8	1984	4	8034	N	N	4416 SOMERSET LN
006	383271	0110	2/20/03	\$243,600	1530	960	8	1978	4	8250	N	N	26302 42ND AV S
006	131096	0390	9/21/04	\$284,000	1560	920	8	1977	3	7161	N	N	4622 FENWICK CT
006	983580	0390	5/4/05	\$258,000	1560	0	8	1968	4	8750	N	N	25415 32ND PL S
006	983580	1310	7/2/04	\$202,000	1560	0	8	1967	4	7000	N	N	3406 S 253RD ST
006	131090	0340	5/23/03	\$255,500	1570	1570	8	1974	3	7500	N	N	4116 SOMERSET LN
006	131098	0430	9/2/04	\$249,000	1570	0	8	1981	3	12314	N	N	4622 KENT CT

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	666902	0610	11/26/03	\$202,100	1570	0	8	1978	4	7760	N	N	25340 36TH PL S
006	131097	0310	10/7/05	\$349,000	1580	930	8	1978	4	7650	N	N	26817 AVON CT
006	005950	0360	2/28/05	\$277,000	1600	0	8	1988	3	7226	N	N	3957 S 271ST PL
006	005950	0360	5/1/03	\$215,000	1600	0	8	1988	3	7226	N	N	3957 S 271ST PL
006	272204	9186	12/16/05	\$300,000	1600	1110	8	1962	4	23958	N	N	3230 S 259TH PL
006	289500	0090	6/9/04	\$349,500	1600	690	8	1981	4	25920	Y	N	24602 43RD AV S
006	983580	0980	6/24/04	\$228,000	1600	0	8	1968	4	6325	N	N	25411 34TH PL S
006	666901	0120	8/9/05	\$255,000	1610	900	8	1978	3	7992	N	N	25626 36TH PL S
006	131096	0320	9/27/05	\$335,000	1620	1470	8	1977	4	7350	N	N	26601 DOVER CT
006	289500	0020	2/7/03	\$219,900	1640	0	8	1979	3	8448	Y	N	4209 S 247TH ST
006	538760	0020	9/27/05	\$267,450	1640	0	8	1967	4	9652	N	N	27124 41ST PL S
006	131096	0020	12/3/03	\$221,000	1670	0	8	1977	3	8436	N	N	26922 46TH AV S
006	222204	9103	9/2/05	\$420,000	1679	1150	8	1959	5	15240	N	N	3739 S 243RD ST
006	131098	0440	4/6/04	\$275,000	1680	1530	8	1979	3	7480	N	N	4616 KENT CT
006	383270	0140	5/26/05	\$307,500	1690	960	8	1975	4	8800	N	N	26261 41ST PL S
006	131050	0090	4/5/04	\$268,000	1700	900	8	1963	4	7600	N	N	3504 HAMPTON WY
006	289470	0200	8/6/03	\$224,950	1730	0	8	1965	4	7875	N	N	4238 S 250TH ST
006	131098	0250	9/2/05	\$340,000	1760	510	8	1980	3	7488	N	N	4617 SOMERSET CT
006	272204	9225	4/25/05	\$330,000	1780	0	8	1992	3	29614	N	N	4602 S 258TH PL
006	272204	9225	6/25/04	\$279,950	1780	0	8	1992	3	29614	N	N	4602 S 258TH PL
006	131099	0280	6/1/05	\$325,999	1790	300	8	1985	3	9225	N	N	25409 39TH PL S
006	131099	0280	7/27/04	\$285,000	1790	300	8	1985	3	9225	N	N	25409 39TH PL S
006	289510	0120	11/25/03	\$320,000	1800	1700	8	1991	3	11972	Y	N	25330 42ND PL S
006	289510	0470	9/13/05	\$320,000	1800	1030	8	1968	4	8100	N	N	4212 S 252ND PL
006	131050	0210	7/29/05	\$255,000	1840	0	8	1964	3	9360	N	N	26529 MANCHESTER AV
006	131098	0650	5/29/03	\$228,000	1840	430	8	1980	3	7420	N	N	26627 BRISTOL CT
006	272204	9230	7/27/04	\$332,500	1840	0	8	1992	3	10500	N	N	27113 46TH AV S
006	131098	0620	12/20/05	\$345,000	1870	460	8	1979	4	7455	N	N	26609 CARNABY WY
006	222204	9209	10/16/03	\$245,000	1870	0	8	1995	3	9533	N	N	3820 S 252ND PL
006	318500	0030	4/23/03	\$295,000	1870	620	8	1982	3	13500	N	N	27108 46TH AV S
006	131070	0230	2/11/03	\$210,000	1880	0	8	1966	3	8250	N	N	26501 PRINCETON AV
006	131090	0490	8/8/03	\$215,500	1880	0	8	1968	3	7500	N	N	26420 CAMBRIDGE DR

**Improved Sales Used In This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	272204	9170	4/27/05	\$249,000	1890	0	8	1952	3	14374	N	N	3512 S 272ND ST
006	948578	0070	8/18/04	\$275,000	1890	0	8	1992	3	7477	N	N	27026 CARDIFF AV
006	005950	0280	12/1/04	\$282,500	1900	0	8	1989	3	7368	N	N	3901 S 271ST PL
006	131098	0110	11/1/05	\$323,000	1920	0	8	1982	4	7840	N	N	4622 HAMPTON CT
006	131070	0280	8/16/04	\$230,000	1930	0	8	1966	4	8360	N	N	26609 PRINCETON AV
006	005950	0380	9/27/05	\$327,450	1940	0	8	1989	3	8306	N	N	3943 S 271ST PL
006	005950	0350	12/11/04	\$285,000	1950	0	8	1988	3	7304	N	N	3953 S 271ST PL
006	131098	0640	12/2/05	\$340,000	1950	0	8	1980	4	8400	N	N	26621 BRISTOL CT
006	131096	0560	4/11/03	\$227,000	1980	0	8	1977	3	7211	N	N	4524 CARNABY ST
006	131098	0660	1/13/03	\$236,450	1990	0	8	1983	3	7262	N	N	26703 BRISTOL CT
006	131098	0740	11/8/04	\$285,000	2000	0	8	1980	3	7875	N	N	26726 BRISTOL CT
006	222204	9202	3/10/05	\$275,000	2000	0	8	1993	3	7823	N	N	3726 S 251ST PL
006	289500	0270	2/20/04	\$235,000	2010	0	8	1979	3	9506	N	N	4208 S 246TH CT
006	005950	0070	6/17/05	\$305,000	2020	0	8	1988	3	7108	N	N	27121 37TH AV S
006	131070	0400	10/18/05	\$270,000	2030	0	8	1965	3	9801	N	N	3605 CANTERBURY LN
006	131097	0010	6/17/05	\$267,500	2040	0	8	1978	3	7350	N	N	4405 CARNABY ST
006	131099	0270	4/27/04	\$285,000	2040	0	8	1988	4	7650	N	N	25415 39TH PL S
006	222204	9090	5/15/03	\$245,000	2060	0	8	2002	3	8095	N	N	3809 S 250TH PL
006	085510	0015	12/16/03	\$256,000	2070	0	8	1990	3	12001	Y	N	23621 42ND PL S
006	131096	0480	3/19/04	\$255,000	2070	0	8	1977	3	7150	N	N	4611 FENWICK CT
006	131096	0180	3/4/03	\$249,950	2080	0	8	1977	3	7210	N	N	26828 ARDEN CT
006	131098	0010	7/1/05	\$340,000	2090	0	8	1979	3	7344	N	N	26622 CARNABY WY
006	948578	0080	10/12/05	\$349,990	2130	0	8	1992	3	9530	N	N	27024 CARDIFF AV
006	948578	0080	4/24/04	\$279,950	2130	0	8	1992	3	9530	N	N	27024 CARDIFF AV
006	131098	0230	6/14/05	\$286,000	2180	0	8	1979	3	7448	N	N	4605 SOMERSET CT
006	131060	0220	6/12/03	\$259,950	2230	0	8	1965	4	8840	N	N	26508 HIGHLAND AV
006	131070	0220	1/23/04	\$258,000	2250	0	8	1966	4	9460	N	N	26431 PRINCETON AV
006	131090	0470	9/16/04	\$294,000	2250	0	8	1967	4	8100	N	N	26430 CAMBRIDGE DR
006	005950	0330	5/11/04	\$289,500	2270	0	8	1989	3	7807	N	N	3929 S 271ST PL
006	131096	0350	9/5/03	\$234,950	2320	0	8	1977	3	7200	N	N	26615 DOVER CT
006	272204	9211	2/28/05	\$279,950	2350	0	8	1989	3	9650	N	N	27117 46TH AV S
006	131050	0150	9/16/03	\$257,500	2360	0	8	1965	3	8060	N	N	3528 HAMPTON WY

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	131098	0150	1/19/05	\$289,950	2420	0	8	1980	3	7548	N	N	4510 HAMPTON CT
006	131098	0730	8/19/04	\$312,000	2420	0	8	1980	3	9828	N	N	26732 BRISTOL CT
006	131098	0760	10/1/03	\$280,000	2440	0	8	1984	3	7210	N	N	26714 BRISTOL CT
006	222204	9091	7/16/03	\$269,950	2440	0	8	2002	3	7379	N	N	3815 S 250TH PL
006	131099	0060	1/13/05	\$332,500	2450	0	8	1987	3	8208	N	N	3817 S 255TH PL
006	222204	9219	5/28/03	\$271,000	2450	0	8	2002	3	7379	N	N	3811 S 250TH PL
006	289510	0040	7/18/03	\$324,950	2490	0	8	1999	3	16240	Y	N	25317 42ND PL S
006	289500	0120	5/7/03	\$313,500	2520	0	8	1985	3	25974	Y	N	24506 43RD AV S
006	131090	0040	1/10/03	\$247,000	2560	0	8	1967	4	13130	N	N	3903 HAMPTON WY
006	131099	0080	2/26/04	\$284,750	2600	0	8	1985	3	7920	N	N	3903 S 255TH PL
006	272204	9254	11/18/05	\$419,500	2660	0	8	2005	3	11583	N	N	27104 44TH PL S
006	272204	9255	11/7/05	\$430,434	2678	0	8	2005	3	11582	N	N	27110 44TH PL S
006	272204	9256	11/15/05	\$419,500	2678	0	8	2005	3	11582	N	N	27118 44TH PL S
006	289500	0330	11/8/05	\$345,000	2710	0	8	1980	3	8100	N	N	4216 S 247TH ST
006	948578	0040	8/19/04	\$355,000	2770	0	8	1992	3	7200	N	N	27029 CARDIFF AV
006	272204	9207	10/14/04	\$384,950	3270	0	8	1979	3	15600	N	N	4408 S 272ND ST
006	131099	0130	8/20/04	\$299,950	2000	0	9	1984	3	15288	Y	N	25414 39TH PL S
006	272204	9224	6/16/05	\$443,000	2240	1200	9	1984	3	26640	N	N	25817 LAKE FENWICK RD S
006	538760	0050	10/28/05	\$456,500	2370	0	9	2005	3	6400	N	N	27108 41ST PL S
006	272204	9257	9/16/04	\$500,000	2480	0	9	1999	3	51876	N	N	3330 S 271ST ST
006	948578	0110	6/17/03	\$293,000	2560	0	9	1992	3	7350	N	N	27010 CARDIFF AV
006	272204	9239	4/23/04	\$347,500	2780	0	9	2004	3	17614	N	N	25730 45TH PL S
006	222204	9021	11/29/04	\$460,080	2840	0	9	2004	3	122360	N	N	4331 S 254TH ST
006	222204	9064	12/27/04	\$500,000	2740	160	10	2004	3	19178	N	N	25411 LAKE FENWICK RD S
009	342204	9083	3/4/04	\$235,000	780	420	5	1934	4	10175	Y	Y	3222 S 276TH ST
009	342204	9274	5/17/04	\$208,000	1035	0	5	1937	4	22430	Y	Y	27425 42ND AV S
009	342204	9240	10/17/03	\$124,000	1070	0	5	1940	4	13230	N	N	3817 S 282ND ST
009	720590	0020	6/28/04	\$215,000	830	0	6	1946	4	10000	N	N	4421 S 272ND ST
009	342204	9100	3/15/05	\$399,950	850	0	6	1952	4	45738	Y	Y	4025 S 272ND ST
009	796760	0225	4/22/04	\$160,500	1010	0	6	1959	3	15000	N	N	4221 S STAR LAKE RD
009	342204	9174	2/5/03	\$166,000	1190	0	6	1960	3	6291	N	N	27622 32ND PL S
009	026950	0200	12/1/04	\$195,000	1420	0	6	2002	3	8200	N	N	4529 S 283RD ST

**Improved Sales Used In This Physical Inspection Analysis  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
009	154760	0040	4/23/04	\$250,000	1460	0	6	1978	3	14950	N	N	28238 46TH AV S
009	026940	0090	9/10/03	\$167,950	980	0	7	1964	3	9775	N	N	28100 45TH AV S
009	026940	0110	7/6/04	\$185,000	980	0	7	1964	2	11000	N	N	4519 S 281ST ST
009	026940	0170	5/31/05	\$210,000	980	0	7	1965	3	9000	N	N	28014 45TH AV S
009	026940	0180	10/17/03	\$154,500	980	0	7	1964	3	9000	N	N	28020 45TH AV S
009	026950	0160	5/17/05	\$195,950	1030	0	7	1966	3	9075	N	N	4505 S 283RD ST
009	387401	0310	12/20/04	\$211,825	1050	0	7	1987	3	9600	N	N	28505 39TH AV S
009	387400	0070	12/9/05	\$275,500	1060	480	7	1962	3	9767	N	N	3704 S 286TH ST
009	546210	0060	4/11/05	\$240,000	1060	600	7	1965	3	9471	N	N	4918 S 284TH PL
009	796720	0010	8/19/04	\$215,000	1060	0	7	1981	3	12220	N	N	4202 S 273RD PL
009	796720	0030	4/16/04	\$189,950	1060	0	7	1981	3	10650	N	N	27229 42ND PL S
009	387400	0010	7/10/03	\$174,000	1070	0	7	1962	3	9719	N	N	28611 37TH PL S
009	387400	0020	5/24/04	\$202,950	1070	0	7	1962	3	9692	N	N	28603 37TH PL S
009	387400	0020	7/28/03	\$180,000	1070	0	7	1962	3	9692	N	N	28603 37TH PL S
009	387400	0030	11/12/04	\$190,000	1070	0	7	1962	3	10632	N	N	28533 37TH PL S
009	163460	0045	8/12/05	\$389,950	1080	1080	7	1968	2	7310	Y	Y	3604 S STAR LAKE RD
009	342204	9088	10/6/05	\$440,000	1090	1090	7	1938	4	9220	Y	Y	3922 S STAR LAKE RD
009	720590	0080	5/24/04	\$205,000	1100	510	7	1978	3	15616	N	N	27204 45TH PL S
009	723759	0010	1/26/05	\$178,950	1150	0	7	2004	3	2064	N	N	27852 31ST PL S
009	723759	0410	10/7/04	\$175,950	1150	0	7	2004	3	1823	N	N	27859 31ST PL S
009	723759	0440	6/24/04	\$172,900	1150	0	7	2004	3	1375	N	N	3049 S 278TH PL
009	387390	0070	3/1/05	\$209,000	1160	0	7	1962	3	9874	N	N	28722 37TH PL S
009	397760	0020	10/1/04	\$190,700	1160	0	7	1968	4	7030	N	N	4712 S 285TH PL
009	397760	0390	9/23/05	\$242,950	1160	0	7	1968	3	7875	N	N	4715 S 285TH PL
009	387390	0180	8/12/04	\$194,950	1170	0	7	1962	3	9680	N	N	3825 S 287TH ST
009	397760	0430	6/10/05	\$230,000	1180	0	7	1967	3	8400	N	N	28613 48TH AV S
009	546210	0190	11/8/04	\$205,700	1190	0	7	1964	3	11050	N	N	28449 50TH AV S
009	743620	0150	9/17/03	\$211,950	1190	260	7	1964	3	9679	N	N	28634 51ST PL S
009	397760	0220	4/8/05	\$229,950	1200	0	7	1968	4	8075	N	N	28703 47TH PL S
009	397760	0250	4/19/04	\$173,000	1200	0	7	1968	3	5525	N	N	28715 47TH PL S
009	397760	0490	8/29/05	\$245,400	1200	0	7	1968	3	8295	N	N	28739 48TH AV S
009	796800	0120	4/25/03	\$215,000	1200	800	7	1968	3	13300	N	N	3026 S STAR LAKE RD

**Improved Sales Used In This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	796800	0130	2/25/04	\$240,000	1200	600	7	1968	3	12040	N	N	3020 S STAR LAKE RD
009	387401	0470	11/26/03	\$216,000	1210	330	7	1981	3	7411	N	N	3611 S 285TH PL
009	387401	0780	12/13/04	\$350,000	1210	1610	7	1987	4	9697	N	N	28514 40TH AV S
009	397760	0050	10/11/04	\$183,900	1210	0	7	1968	3	7030	N	N	4626 S 285TH PL
009	397760	0130	4/20/05	\$229,800	1210	0	7	1968	3	7315	N	N	28513 47TH PL S
009	397760	0310	8/18/05	\$236,900	1210	0	7	1968	4	7107	N	N	28702 47TH PL S
009	397760	0470	2/5/04	\$183,950	1210	0	7	1968	3	7350	N	N	28723 48TH AV S
009	387401	0650	11/25/03	\$250,000	1260	1250	7	1988	3	8016	N	N	3600 S 285TH PL
009	387401	0800	9/18/03	\$239,000	1280	1280	7	1988	3	11646	N	N	28511 40TH AV S
009	332204	9136	3/23/05	\$205,000	1300	0	7	1967	3	10018	N	N	27630 MILITARY RD S
009	387390	0010	8/26/03	\$168,500	1300	0	7	1962	3	12126	N	N	4114 S 288TH ST
009	387390	0030	6/13/05	\$248,250	1300	0	7	1962	3	9600	N	N	28712 41ST AV S
009	546210	0220	4/20/05	\$219,950	1300	0	7	1966	3	9800	N	N	4915 S 284TH PL
009	723759	0180	5/20/05	\$227,450	1315	0	7	2005	3	2728	N	N	3022 S 278TH PL
009	723759	0190	5/4/05	\$221,950	1315	0	7	2005	3	3689	N	N	3016 S 278TH PL
009	546210	0140	4/23/03	\$178,900	1320	0	7	1963	3	10360	N	N	28464 49TH PL S
009	546220	0060	1/13/03	\$153,000	1320	0	7	1963	3	9855	N	N	4910 S 287TH ST
009	723759	0090	4/27/04	\$195,000	1320	0	7	2004	3	3961	N	N	27808 31ST PL S
009	723759	0100	6/18/04	\$195,500	1320	0	7	2004	3	3569	N	N	3070 S 278TH PL
009	796760	0236	8/30/04	\$252,950	1320	1200	7	1962	4	16679	N	N	27616 43RD PL S
009	387400	0350	12/17/03	\$193,050	1340	0	7	1962	3	9514	N	N	3703 S 286TH ST
009	796780	0030	5/17/05	\$245,000	1350	0	7	1967	4	7242	N	N	3602 S 281ST ST
009	796778	0110	11/22/04	\$230,000	1370	0	7	1993	3	6702	N	N	4022 S 277TH PL
009	796778	0110	6/3/03	\$196,500	1370	0	7	1993	3	6702	N	N	4022 S 277TH PL
009	387401	0500	9/9/03	\$184,000	1380	0	7	1981	3	7400	N	N	28528 36TH AV S
009	387401	0670	9/2/03	\$240,000	1380	1350	7	1990	3	7200	N	N	3610 S 285TH PL
009	387401	0340	6/18/03	\$188,000	1390	0	7	1987	3	9609	N	N	28512 39TH AV S
009	796778	0050	5/23/03	\$213,850	1390	0	7	1993	3	6219	N	N	4029 S 277TH PL
009	723759	0040	12/7/04	\$198,350	1400	0	7	2004	3	3355	N	N	27834 31ST PL S
009	723759	0070	1/19/05	\$202,705	1400	0	7	2005	3	3637	N	N	27816 31ST PL S
009	723759	0430	8/11/04	\$189,445	1409	0	7	2004	3	2963	N	N	3057 S 278TH PL
009	723759	0260	8/24/04	\$191,607	1410	0	7	2004	3	1925	N	N	27937 30TH WY S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	723759	0300	6/2/04	\$187,000	1410	0	7	2004	3	1927	N	N	3071 S 279TH PL
009	723759	0390	5/27/04	\$186,950	1410	0	7	2004	3	3176	N	N	27917 31ST PL S
009	387390	0300	8/25/03	\$210,000	1420	300	7	1962	3	9926	N	N	28617 37TH PL S
009	387390	0200	11/3/03	\$178,000	1430	0	7	1962	3	9680	N	N	3805 S 287TH ST
009	723759	0060	12/15/04	\$203,775	1430	0	7	2005	3	2593	N	N	27826 31ST PL S
009	723759	0110	12/22/04	\$218,950	1430	0	7	2004	3	2796	N	N	3064 S 278TH PL
009	723759	0130	10/27/04	\$195,589	1430	0	7	2004	3	1928	N	N	3054 S 278TH PL
009	723759	0140	10/8/04	\$195,350	1430	0	7	2004	3	1925	N	N	3048 S 278TH PL
009	723759	0210	4/14/05	\$209,950	1430	0	7	2004	3	1925	N	N	27907 30TH WY S
009	723759	0230	3/30/05	\$200,000	1430	0	7	2004	3	1925	N	N	27919 30TH WY S
009	723759	0250	8/25/04	\$190,350	1430	0	7	2004	3	2145	N	N	27931 30TH WY S
009	723759	0420	8/31/04	\$191,350	1430	0	7	2004	3	3300	N	N	27853 31ST PL S
009	026940	0160	7/25/03	\$186,000	1440	0	7	1965	4	9900	N	N	28004 45TH AV S
009	387400	0240	6/10/05	\$225,000	1440	0	7	1963	3	10111	N	N	4011 S 286TH ST
009	387401	0520	4/25/03	\$189,500	1440	0	7	1981	3	7400	N	N	28540 36TH AV S
009	796720	0060	11/15/05	\$260,000	1450	0	7	1981	3	12125	N	N	27216 42ND PL S
009	796780	0010	2/17/05	\$229,200	1450	410	7	1969	3	7157	N	N	3618 S 281ST ST
009	387390	0270	7/27/04	\$202,000	1470	0	7	1961	3	9600	N	N	28717 37TH PL S
009	397760	0480	8/29/05	\$239,000	1480	0	7	1968	3	7350	N	N	28731 48TH AV S
009	546210	0120	8/9/05	\$272,950	1480	0	7	1966	4	10260	N	N	28446 50TH AV S
009	796720	0280	6/23/04	\$205,000	1490	0	7	1978	3	9100	N	N	27537 43RD AV S
009	796720	0420	4/24/03	\$200,000	1490	0	7	1978	3	11000	N	N	4313 S 275TH CT
009	332204	9147	3/27/03	\$210,000	1500	830	7	1962	4	16117	N	N	27529 MILITARY RD S
009	796800	0010	9/28/04	\$196,000	1500	0	7	1967	3	7989	N	N	3033 S STAR LAKE RD
009	342204	9152	11/4/03	\$205,000	1520	0	7	1955	3	16875	N	N	3225 S 276TH ST
009	026950	0120	10/31/03	\$192,000	1530	580	7	1968	3	9675	N	N	28301 45TH AV S
009	546220	0010	6/7/04	\$195,000	1530	0	7	1963	3	9250	N	N	28510 50TH AV S
009	796760	0252	3/25/05	\$237,500	1530	0	7	1935	4	22757	N	N	4449 S STAR LAKE RD
009	796720	0310	5/23/03	\$201,000	1540	0	7	1978	3	12870	N	N	27517 43RD AV S
009	387390	0360	5/9/05	\$219,500	1550	0	7	1961	3	9680	N	N	3806 S 287TH ST
009	387401	0150	6/24/03	\$215,000	1550	0	7	1988	3	9633	N	N	3829 S 284TH PL
009	796720	0210	3/1/04	\$254,950	1560	0	7	1981	3	14208	N	N	4217 S 273RD PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	387401	0710	3/3/03	\$201,250	1570	0	7	1987	3	9740	N	N	28417 37TH AV S
009	387401	0770	5/25/05	\$283,650	1580	0	7	1987	4	9623	N	N	28518 40TH AV S
009	163460	0075	9/15/03	\$275,000	1640	1360	7	1967	3	38042	N	N	3511 S STAR LAKE RD
009	796778	0090	12/5/05	\$272,000	1640	0	7	1993	3	6312	N	N	4006 S 277TH PL
009	387401	0160	7/21/05	\$314,950	1650	0	7	1990	3	9620	N	N	3819 S 284TH PL
009	723759	0020	1/27/05	\$231,950	1650	0	7	2004	3	2339	N	N	27846 31ST PL S
009	723759	0050	12/16/04	\$230,035	1650	0	7	2005	3	3343	N	N	27822 31ST PL S
009	723759	0150	1/17/05	\$232,950	1650	0	7	2004	3	2475	N	N	3042 S 278TH PL
009	723759	0160	10/18/04	\$226,000	1650	0	7	2004	3	2485	N	N	3036 S 278TH PL
009	723759	0200	4/13/05	\$234,734	1650	0	7	2004	3	3341	N	N	27901 30TH WY S
009	723759	0220	3/15/05	\$239,057	1650	0	7	2004	3	2475	N	N	27913 30TH WY S
009	723759	0240	8/25/04	\$227,950	1650	0	7	2004	3	2886	N	N	27925 30TH WY S
009	723759	0280	8/3/04	\$221,955	1650	0	7	2004	3	2583	N	N	3059 S 279TH PL
009	723759	0290	7/27/04	\$222,717	1650	0	7	2004	3	2475	N	N	3065 S 279TH PL
009	723759	0310	4/16/04	\$217,000	1650	0	7	2004	3	2927	N	N	3077 S 279TH PL
009	723759	0320	6/8/05	\$251,000	1650	0	7	2004	3	2250	N	N	27936 31ST PL S
009	723759	0320	9/9/04	\$223,950	1650	0	7	2004	3	2250	N	N	27936 31ST PL S
009	723759	0330	9/27/04	\$220,050	1650	0	7	2004	3	2250	N	N	27930 31ST PL S
009	723759	0380	5/20/04	\$219,000	1650	0	7	2004	3	3253	N	N	27923 31ST PL S
009	723759	0400	10/5/04	\$232,950	1650	0	7	2004	3	3735	N	N	27903 31ST PL S
009	723759	0450	7/1/04	\$215,350	1650	0	7	2004	3	3025	N	N	3043 S 278TH PL
009	387401	0010	9/19/05	\$274,950	1680	0	7	1987	3	9800	N	N	28404 41ST AV S
009	397760	0450	1/28/03	\$176,500	1680	0	7	1968	3	7350	N	N	28707 48TH AV S
009	387401	0210	8/27/04	\$231,699	1690	0	7	1989	3	9635	N	N	3709 S 284TH PL
009	387401	0350	2/1/05	\$240,500	1700	0	7	1991	3	9971	N	N	28408 37TH AV S
009	387401	0050	11/9/04	\$235,000	1710	0	7	1987	3	9739	N	N	28506 41ST AV S
009	342204	9150	1/14/03	\$193,000	1720	0	7	1959	4	14661	N	N	3424 S 288TH ST
009	796778	0010	3/4/05	\$262,000	1838	0	7	1993	3	6722	N	N	4131 S 277TH PL
009	026950	0040	8/5/05	\$259,500	1870	0	7	1966	3	7000	N	N	4518 S 282ND ST
009	796778	0080	11/24/04	\$275,000	1870	0	7	1993	3	8073	N	N	4005 S 277TH PL
009	723759	0340	4/5/05	\$251,337	1880	180	7	2004	3	1933	N	N	27924 31ST PL S
009	723759	0350	2/14/05	\$260,610	1880	180	7	2004	3	1925	N	N	27918 31ST PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	723759	0360	12/3/04	\$248,658	1880	180	7	2004	3	2200	N	N	27912 31ST PL S
009	723759	0370	1/5/05	\$259,149	1880	180	7	2004	3	2523	N	N	27906 31ST PL S
009	796760	0085	8/7/03	\$257,500	1900	0	7	1997	3	11250	N	N	3417 S 280TH ST
009	342204	9190	9/25/03	\$182,000	1960	0	7	1967	3	15681	N	N	4417 S 272ND ST
009	723759	0080	1/10/05	\$236,950	1979	0	7	2005	3	3380	N	N	27814 31ST PL S
009	723759	0030	11/29/04	\$238,925	1980	0	7	2004	3	2855	N	N	27840 31ST PL S
009	723759	0120	6/28/04	\$223,450	1980	0	7	2004	3	2638	N	N	3060 S 278TH PL
009	723759	0170	5/25/05	\$247,950	1980	0	7	2005	3	3612	N	N	3028 S 278TH PL
009	342204	9227	9/15/03	\$310,000	2040	0	7	1987	3	16625	Y	Y	3918 S STAR LAKE RD
009	720590	0050	7/22/03	\$262,000	2040	0	7	1973	3	32890	N	N	27229 45TH PL S
009	796800	0011	5/5/04	\$250,000	2050	0	7	2004	3	3575	N	N	27801 30TH PL S
009	796800	0012	7/15/04	\$248,319	2050	0	7	2004	3	5900	N	N	27805 30TH PL S
009	796760	0080	6/3/04	\$228,250	2200	0	7	1982	3	14863	N	N	3615 S 280TH ST
009	154760	0096	6/6/05	\$319,950	2350	0	7	2001	3	11866	N	N	28738 48TH AV S
009	154760	0096	4/15/05	\$310,000	2350	0	7	2001	3	11866	N	N	28738 48TH AV S
009	154760	0101	11/15/04	\$312,000	2432	0	7	2002	3	11832	N	N	4836 S 288TH ST
009	387401	0120	8/18/03	\$237,000	2470	0	7	1987	3	9613	N	N	3917 S 284TH PL
009	387401	0630	12/29/05	\$285,500	1210	480	8	1988	3	7948	N	N	28509 36TH AV S
009	387401	0630	9/29/04	\$239,000	1210	480	8	1988	3	7948	N	N	28509 36TH AV S
009	387401	0630	7/28/04	\$222,500	1210	480	8	1988	3	7948	N	N	28509 36TH AV S
009	796760	0294	12/8/04	\$256,500	1280	420	8	1966	3	11980	N	N	4216 S 280TH ST
009	887400	0010	4/15/04	\$383,500	1300	810	8	1949	4	14989	Y	Y	3229 S 273RD PL
009	743620	0130	5/26/04	\$249,950	1360	880	8	1965	3	9692	N	N	28616 51ST PL S
009	418011	0100	7/22/05	\$369,000	1470	470	8	1996	3	6879	N	N	27310 32ND PL S
009	887400	0100	3/28/05	\$272,000	1630	0	8	1998	3	6514	N	N	3220 S 272ND PL
009	342204	9222	10/18/04	\$290,500	1670	0	8	1983	4	22860	N	N	27832 32ND PL S
009	418010	0040	10/22/04	\$243,200	1700	0	8	1992	3	7853	N	N	3121 S 273RD ST
009	154750	0190	11/15/05	\$309,000	1710	0	8	1991	4	8478	N	N	4721 S 284TH PL
009	259565	0300	5/17/04	\$275,000	1720	0	8	1993	3	11244	N	N	27829 50TH PL S
009	796760	0006	12/23/05	\$424,900	1720	920	8	1978	4	19330	N	N	28009 34TH AV S
009	418011	0090	3/18/05	\$281,950	1740	0	8	1996	3	6001	N	N	27304 32ND PL S
009	418011	0030	7/11/05	\$302,950	1742	0	8	1996	3	6316	N	N	27220 32ND PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	418010	0010	8/4/03	\$240,000	1750	0	8	1992	3	6966	N	N	3111 S 273RD ST
009	796760	0265	2/11/03	\$230,000	1750	380	8	1984	3	14705	N	N	27833 46TH AV S
009	298950	0040	5/20/05	\$334,500	1850	0	8	2001	3	6740	N	N	27619 44TH PL S
009	259565	0390	4/21/03	\$269,950	1880	0	8	1993	3	11249	N	N	27827 49TH AV S
009	418011	0040	6/7/04	\$257,750	1890	0	8	1994	3	6001	N	N	27228 32ND PL S
009	887400	0030	10/26/04	\$289,950	1890	0	8	1998	3	4810	N	N	27249 33RD AV S
009	887400	0020	8/25/05	\$319,950	1900	0	8	1998	3	4940	N	N	27255 33RD AV S
009	259565	0070	6/25/04	\$310,000	1920	0	8	1993	3	9920	N	N	27739 48TH AV S
009	259565	0110	2/27/03	\$260,000	1920	0	8	1993	3	11348	N	N	27715 48TH AV S
009	259565	0460	8/22/05	\$350,000	1920	0	8	1993	3	11336	N	N	27744 48TH AV S
009	298950	0070	7/18/05	\$300,000	1920	0	8	2001	3	6742	N	N	27641 44TH PL S
009	154750	0010	8/31/05	\$310,000	1950	0	8	1990	3	6381	N	N	4730 S 284TH PL
009	154750	0150	6/9/05	\$305,000	1950	0	8	1990	3	9651	N	N	4705 S 284TH PL
009	154750	0060	7/14/05	\$325,000	1960	0	8	1990	3	7666	N	N	4708 S 284TH PL
009	735100	0015	3/28/05	\$435,000	1960	0	8	1987	3	7200	Y	Y	3802 S STAR LAKE RD
009	298950	0080	9/4/03	\$287,000	1990	0	8	2001	3	7275	N	N	27645 44TH PL S
009	418010	0050	4/5/05	\$290,000	2000	0	8	1992	3	7700	N	N	3123 S 273RD ST
009	796765	0080	7/7/05	\$343,000	2000	0	8	2001	3	7752	N	N	28054 39TH AV S
009	259565	0550	5/2/05	\$329,950	2020	0	8	1993	3	11657	N	N	4813 S 279TH ST
009	796790	0010	6/9/03	\$239,950	2030	0	8	1989	3	9591	N	N	27935 36TH AV S
009	298950	0060	12/12/03	\$315,000	2100	0	8	2001	3	6808	N	N	27627 44TH PL S
009	154750	0070	10/13/04	\$270,000	2120	0	8	1990	3	8071	N	N	4704 S 284TH PL
009	418010	0220	9/3/03	\$285,000	2130	700	8	1993	3	8999	N	N	3110 S 273RD ST
009	259565	0100	11/29/04	\$330,000	2140	0	8	1993	3	10316	N	N	27721 48TH AV S
009	259565	0320	5/28/04	\$317,500	2140	0	8	1993	3	11116	N	N	27817 50TH PL S
009	259565	0400	2/14/05	\$344,950	2180	0	8	1993	3	11336	N	N	27821 49TH AV S
009	298950	0020	3/11/04	\$309,500	2180	0	8	2001	3	6153	N	N	27607 44TH PL S
009	259565	0270	4/22/04	\$329,000	2190	0	8	1993	3	11065	N	N	27818 50TH PL S
009	259565	0280	11/7/03	\$327,500	2190	0	8	1993	3	11336	N	N	27824 50TH PL S
009	154750	0040	10/22/04	\$274,950	2240	0	8	1990	3	7518	N	N	4718 S 284TH PL
009	298950	0140	2/10/03	\$324,950	2250	0	8	2002	3	8522	N	N	27624 44TH PL S
009	743620	0060	8/11/04	\$270,000	2270	0	8	1965	3	9652	N	N	28619 51ST PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	735100	0100	5/17/04	\$295,000	2280	0	8	1984	3	15880	N	N	27843 38TH PL S
009	440115	0140	4/6/05	\$309,950	2290	0	8	1999	3	6334	N	N	27532 44TH PL S
009	440115	0210	11/11/04	\$303,000	2290	0	8	1999	3	5792	N	N	4451 S 275TH PL
009	440115	0210	3/26/03	\$272,000	2290	0	8	1999	3	5792	N	N	4451 S 275TH PL
009	342204	9291	10/21/04	\$335,000	2310	0	8	2004	3	8312	N	N	3212 S STAR LAKE RD
009	342204	9064	3/4/05	\$527,500	2330	0	8	1994	3	27925	Y	Y	3621 S 272ND ST
009	440115	0030	4/11/05	\$290,000	2370	0	8	1998	3	6054	N	N	27535 44TH PL S
009	440115	0130	7/22/05	\$356,000	2370	0	8	1999	3	6194	N	N	27528 44TH PL S
009	440115	0190	6/15/05	\$344,950	2460	0	8	1999	3	7929	N	N	4460 S 275TH PL
009	440115	0270	10/5/04	\$318,950	2460	0	8	1998	3	7143	N	N	4415 S 275TH PL
009	796765	0050	12/1/04	\$322,500	2700	0	8	2001	3	6342	N	N	28038 39TH AV S
009	342204	9251	9/12/05	\$484,000	2740	370	8	1982	3	37026	Y	N	4214 S 284TH ST
009	796765	0020	5/21/04	\$325,000	2830	0	8	2001	3	13017	N	N	28010 39TH AV S
009	796790	0110	5/19/05	\$347,000	2850	0	8	1989	3	9000	N	N	27924 36TH AV S
009	796790	0180	9/17/04	\$355,000	2860	0	8	1990	3	9500	N	N	27831 37TH AV S
009	796790	0130	11/9/04	\$330,500	2870	0	8	1989	3	9182	N	N	27936 36TH AV S
009	796765	0170	3/14/05	\$408,000	2940	0	8	2001	3	22173	N	N	28005 39TH AV S
009	951093	0230	8/2/05	\$464,950	1550	970	9	2000	3	8333	Y	N	5313 S 283RD PL
009	342204	9011	1/27/05	\$331,000	1620	1450	9	1984	3	21962	N	N	4127 S 280TH ST
009	342204	9096	9/9/04	\$555,000	1680	1200	9	1978	3	18760	Y	Y	3841 S 272ND ST
009	951093	0220	1/22/04	\$354,000	1726	1138	9	2001	3	8712	Y	N	5307 S 283RD CT
009	951096	0110	9/26/03	\$359,500	1780	1010	9	2002	3	8712	N	N	5323 S 282ND WY
009	951096	0420	5/5/04	\$384,180	1780	1010	9	2004	3	10472	N	N	5115 S 282ND WY
009	951112	0120	9/29/05	\$493,597	1899	1309	9	2005	3	7271	Y	N	28413 54TH AV S
009	951112	0130	9/16/05	\$481,900	1899	1309	9	2005	3	8240	N	N	28405 54TH AV S
009	796775	0040	10/3/05	\$510,000	1950	750	9	1988	3	17532	N	N	27520 46TH AV S
009	951093	0060	2/5/03	\$360,000	2040	840	9	2001	3	9124	N	N	28312 54TH AV S
009	951093	0090	4/8/03	\$389,900	2080	1050	9	2002	3	10837	Y	N	28216 54TH AV S
009	951096	0050	8/18/03	\$412,000	2080	1140	9	2003	3	7291	Y	N	28312 52ND AV S
009	951093	0080	9/16/04	\$412,000	2110	920	9	2002	3	9968	N	N	28224 54TH AV S
009	951093	0080	1/2/03	\$389,500	2110	920	9	2002	3	9968	N	N	28224 54TH AV S
009	951093	0100	9/11/03	\$402,000	2110	920	9	2003	3	9671	Y	N	28208 54TH AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	259565	0750	6/9/03	\$375,000	2230	1100	9	1993	3	40975	N	N	27802 52ND AV S
009	735100	0080	8/17/05	\$345,000	2240	370	9	1984	3	12575	N	N	27835 38TH PL S
009	951093	0430	6/22/04	\$379,990	2250	0	9	2001	3	9387	N	N	4802 S 283RD PL
009	951096	0330	10/22/03	\$339,000	2270	0	9	2003	3	8250	N	N	28202 51ST PL S
009	951093	0260	3/14/05	\$409,950	2300	0	9	2000	3	8263	N	N	5331 S 283RD PL
009	735100	0030	5/11/04	\$315,000	2320	0	9	1962	3	11175	N	N	3709 S STAR LAKE RD
009	951093	0040	6/7/05	\$449,500	2380	0	9	2004	3	7908	N	N	28328 54TH AV S
009	951096	0150	3/2/04	\$365,000	2380	0	9	2003	3	7634	N	N	28204 52ND AV S
009	951096	0200	4/14/04	\$357,500	2380	0	9	2003	3	7625	N	N	28211 52ND AV S
009	951112	0030	10/12/05	\$449,500	2432	0	9	2005	3	6591	N	N	28458 54TH AV S
009	951112	0050	8/8/05	\$451,900	2432	0	9	2005	3	9391	Y	N	28461 54TH AV S
009	951096	0010	5/23/03	\$341,999	2440	0	9	2003	3	7825	N	N	5237 S 283RD ST
009	951096	0610	7/12/05	\$489,000	2440	0	9	2002	3	10987	N	N	5143 S 284TH PL
009	259565	0720	7/26/05	\$510,000	2470	0	9	1994	3	32386	N	N	27821 52ND AV S
009	342204	9068	1/18/05	\$700,000	2530	1820	9	1994	3	72309	Y	Y	3509 S 272ND ST
009	951093	0320	11/24/04	\$380,000	2530	0	9	2000	3	7060	N	N	5110 S 283RD PL
009	951093	0590	3/26/03	\$359,900	2530	0	9	2003	3	7002	N	N	28401 52ND AV S
009	951093	0380	7/18/05	\$511,000	2540	0	9	2001	3	8046	N	N	4912 S 283RD PL
009	951093	0030	11/23/04	\$404,000	2650	0	9	2000	3	7833	N	N	28336 54TH AV S
009	951093	0390	3/1/04	\$389,900	2650	0	9	2001	3	9079	N	N	4904 S 283RD PL
009	951093	0460	3/16/04	\$389,000	2650	0	9	2001	3	9121	N	N	4817 S 283RD PL
009	951093	0480	3/26/03	\$354,900	2650	0	9	2001	3	9050	N	N	4903 S 283RD PL
009	951096	0230	2/25/03	\$371,900	2650	0	9	2003	3	7180	N	N	28235 52ND AV S
009	951096	0280	10/28/03	\$386,900	2650	0	9	2003	3	7150	N	N	28238 51ST PL S
009	951096	0460	12/5/03	\$385,100	2650	0	9	2003	3	8987	N	N	28233 51ST PL S
009	951096	0480	1/21/04	\$380,000	2650	0	9	2003	3	8397	N	N	28249 51ST PL S
009	951096	0530	2/21/03	\$357,000	2650	0	9	2002	3	8238	Y	N	5108 S 284TH PL
009	951096	0190	2/17/04	\$387,500	2660	0	9	2003	3	7947	N	N	28203 52ND AV S
009	951096	0300	9/13/04	\$413,500	2660	0	9	2004	3	7464	N	N	28226 51ST PL S
009	951096	0350	5/18/04	\$423,500	2660	0	9	2003	3	8623	N	N	5136 S 282ND WY
009	951096	0400	1/13/04	\$407,674	2660	0	9	2003	3	12288	N	N	5106 S 282ND WY
009	951096	0210	5/6/04	\$387,500	2670	0	9	2003	3	7377	N	N	28219 52ND AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	342204	9234	9/28/05	\$480,000	2685	0	9	2002	3	14810	N	N	27806 46TH AV S
009	342204	9033	7/28/04	\$550,000	2690	0	9	1993	3	103672	Y	N	28329 41ST AV S
009	951096	0040	6/23/03	\$359,989	2710	0	9	2003	3	9488	Y	N	5213 S 283RD ST
009	951096	0100	12/1/04	\$413,900	2710	0	9	2003	3	8605	N	N	5228 S 283RD ST
009	951096	0260	7/1/04	\$402,900	2710	0	9	2004	3	6599	N	N	28250 51ST PL S
009	951112	0080	9/7/05	\$505,000	2720	0	9	2005	3	8762	Y	N	28445 54TH AV S
009	796800	0080	8/15/03	\$285,000	2730	0	9	1995	3	10650	N	N	3050 S STAR LAKE RD
009	951093	0020	11/11/03	\$403,000	2730	0	9	2000	3	8837	N	N	28344 54TH AV S
009	951093	0410	8/11/03	\$375,900	2730	0	9	2001	3	9701	N	N	4816 S 283RD PL
009	951096	0090	8/23/03	\$367,790	2730	0	9	2003	3	8745	N	N	5220 S 283RD ST
009	951096	0140	5/15/03	\$364,900	2730	0	9	2003	3	7534	N	N	28212 52ND AV S
009	951096	0220	4/15/04	\$380,950	2730	0	9	2003	3	7409	N	N	28227 52ND AV S
009	951096	0290	9/24/04	\$409,196	2730	0	9	2004	3	7368	N	N	28232 51ST PL S
009	951096	0430	3/26/04	\$396,700	2730	0	9	2003	3	11608	N	N	28209 51ST PL S
009	951096	0450	3/4/04	\$396,700	2730	0	9	2003	3	9316	N	N	28225 51ST PL S
009	951093	0120	3/14/05	\$409,000	2732	0	9	2001	3	7928	Y	N	28207 54TH AV S
009	951093	0360	8/21/03	\$382,500	2780	0	9	2001	3	8688	N	N	5008 S 283RD PL
009	342204	9281	5/25/05	\$425,000	2840	0	9	2004	3	11800	N	N	3839 S 272ND ST
009	951093	0150	7/24/03	\$359,900	2880	0	9	2002	3	7987	N	N	28309 54TH AV S
009	951112	0100	8/23/05	\$532,500	2896	0	9	2005	3	8603	Y	N	28429 54TH AV S
009	951096	0550	1/12/04	\$359,900	2920	0	9	2002	3	7391	N	N	5107 S 284TH PL
009	951096	0320	6/15/04	\$425,900	2940	0	9	2004	3	7198	N	N	28210 51ST PL S
009	951096	0370	9/9/04	\$445,500	2940	0	9	2004	3	6707	N	N	5124 S 282ND WY
009	951096	0390	4/1/04	\$428,200	2940	0	9	2003	3	9901	N	N	5112 S 282ND WY
009	951112	0040	6/22/05	\$469,300	3000	0	9	2005	3	8932	Y	N	28462 54TH AV S
009	951112	0090	7/20/05	\$512,500	3001	0	9	2005	3	9293	Y	N	28437 54TH AV S
009	951112	0060	9/26/05	\$482,802	3020	0	9	2005	3	12784	Y	N	28457 54TH AV S
009	330403	0100	12/6/05	\$436,819	3027	0	9	2005	3	8532	Y	N	28618 53RD AV S
009	951096	0360	4/6/04	\$413,500	3040	0	9	2003	3	7251	N	N	5130 S 282ND WY
009	951093	0010	8/5/04	\$417,500	3050	0	9	2004	3	9613	N	N	28208 54TH AV S
009	951096	0250	8/22/03	\$384,500	3050	0	9	2003	3	6857	N	N	28315 52ND AV S
009	951096	0270	7/13/04	\$418,900	3050	0	9	2004	3	6818	N	N	28244 51ST PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	951096	0310	11/23/04	\$434,503	3050	0	9	2004	3	7438	N	N	28218 51ST PL S
009	951096	0340	9/18/03	\$398,500	3050	0	9	2003	3	10418	N	N	5142 S 282ND WY
009	951096	0440	5/18/04	\$418,500	3050	0	9	2003	3	10266	N	N	28217 51ST PL S
009	951096	0490	5/11/04	\$387,200	3050	0	9	2003	3	8083	N	N	28257 51ST PL S
009	951096	0590	3/8/04	\$414,000	3080	0	9	2002	3	7700	N	N	5131 S 284TH PL
009	572900	0060	2/20/04	\$450,000	3170	0	9	2003	3	9750	N	N	27251 33RD PL S
009	951096	0380	7/23/04	\$449,500	3190	0	9	2004	3	8150	N	N	5118 S 282ND WY
009	951096	0170	3/12/03	\$394,500	3200	0	9	2002	3	7656	N	N	5316 S 282ND WY
009	951093	0540	8/14/03	\$390,000	3220	0	9	2000	3	8785	N	N	5031 S 283RD PL
009	951093	0580	4/2/03	\$377,900	3220	0	9	2003	3	7002	N	N	28351 52ND AV S
009	951096	0030	8/25/03	\$387,900	3220	0	9	2002	3	8290	Y	N	5221 S 283RD ST
009	951096	0240	3/22/04	\$398,900	3220	0	9	2003	3	7215	N	N	28307 52ND AV S
009	951096	0470	3/9/04	\$415,700	3220	0	9	2003	3	8591	N	N	28241 51ST PL S
009	342204	9233	6/30/03	\$479,000	3430	0	9	1985	3	21344	N	N	4904 S 273RD PL
009	796775	0160	10/25/04	\$442,500	3290	0	10	1989	3	16426	N	N	27529 46TH AV S
011	022104	9101	4/29/04	\$135,000	440	0	5	1918	3	14650	Y	N	29519 59TH AV S
011	030300	0340	8/20/04	\$205,500	970	680	7	1986	3	17024	N	N	30540 56TH AV S
011	332951	0310	1/25/05	\$266,500	1000	920	7	1984	3	8346	N	N	30024 51ST CT S
011	564790	0240	4/20/05	\$275,000	1000	730	7	1982	3	10943	N	N	2221 V ST NW
011	564790	0420	4/21/04	\$220,000	1000	690	7	1981	3	9073	N	N	2110 V ST NW
011	564790	0790	6/16/03	\$207,500	1040	720	7	1984	3	9853	N	N	2412 U ST NW
011	019265	0080	3/17/05	\$269,950	1044	712	7	2005	3	2904	N	N	5632 S 295TH PL
011	019265	0120	6/3/05	\$279,950	1044	778	7	2005	3	3175	N	N	5656 S 295TH PL
011	019265	0040	9/19/05	\$292,000	1056	682	7	2005	3	2796	N	N	5647 S 295TH PL
011	221480	0580	7/22/05	\$265,000	1060	720	7	1979	3	10582	N	N	29203 61ST AV S
011	221480	0800	9/2/05	\$280,000	1060	720	7	1979	4	7800	N	N	29405 60TH PL S
011	221480	0810	6/24/04	\$225,000	1060	700	7	1979	3	7040	N	N	29409 60TH PL S
011	221480	0820	9/9/05	\$274,000	1060	720	7	1979	3	7700	N	N	29413 60TH PL S
011	221480	0830	3/25/04	\$225,000	1060	720	7	1979	3	7260	N	N	29417 60TH PL S
011	221480	0890	4/13/04	\$220,000	1060	720	7	1979	3	8840	N	N	29533 61ST AV S
011	019265	0070	4/21/05	\$265,950	1082	778	7	2005	3	4054	N	N	5633 S 295TH PL
011	019265	0090	5/11/05	\$269,950	1082	778	7	2005	3	2881	N	N	5638 S 295TH PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	286560	0030	5/21/03	\$211,000	1120	700	7	1979	3	7250	N	N	5115 S 302ND PL
011	286560	0130	5/11/05	\$253,500	1120	890	7	1979	3	7250	N	N	30215 54TH AV S
011	332952	0010	8/11/04	\$200,650	1170	0	7	1984	3	8141	N	N	29929 53RD PL S
011	332952	0170	10/14/04	\$231,000	1170	0	7	1984	3	7258	N	N	29817 55TH PL S
011	019265	0100	3/23/05	\$284,333	1180	784	7	2005	3	4224	N	N	5642 S 295TH PL
011	286560	0020	2/25/05	\$245,500	1180	560	7	1979	3	12902	N	N	5107 S 302ND PL
011	332950	0250	12/2/05	\$294,950	1180	830	7	1983	3	7463	N	N	5238 S 297TH PL
011	332951	0770	4/14/03	\$225,000	1180	630	7	1984	3	7285	N	N	29766 52ND PL S
011	332951	0410	12/2/04	\$229,250	1190	0	7	1984	3	6825	N	N	30103 53RD AV S
011	564790	0130	10/20/03	\$203,000	1190	330	7	1981	3	8500	N	N	2112 W ST NW
011	022104	9091	5/27/03	\$143,250	1200	0	7	1957	3	20250	N	N	28826 55TH AV S
011	332950	0180	10/17/03	\$215,000	1200	850	7	1982	3	8415	N	N	29734 52ND AV S
011	332950	0360	6/20/05	\$301,500	1200	750	7	1983	4	7663	N	N	29724 53RD PL S
011	928620	0050	3/10/03	\$237,500	1200	1152	7	1961	3	15028	N	N	29217 58TH PL S
011	332951	0270	4/22/03	\$178,000	1230	0	7	1984	3	8615	N	N	30005 51ST CT S
011	564790	0450	8/26/03	\$224,198	1230	330	7	1983	3	8388	N	N	2210 V ST NW
011	332950	0350	7/19/04	\$219,950	1240	0	7	1983	3	8323	N	N	29720 53RD PL S
011	664220	0670	1/10/05	\$245,950	1240	330	7	1986	3	10496	Y	N	5827 S 296TH ST
011	030300	0150	4/3/03	\$174,950	1260	0	7	1968	3	18000	N	N	5628 S 305TH ST
011	332950	0380	9/24/03	\$215,000	1260	890	7	1983	3	9021	N	N	5324 S 297TH PL
011	332953	0240	4/7/03	\$204,950	1270	560	7	1986	3	8876	N	N	5711 S 301ST CT
011	332953	0490	12/1/04	\$259,000	1270	600	7	1986	3	7000	N	N	30020 58TH PL S
011	221480	0450	9/15/05	\$298,000	1280	860	7	1980	3	7800	N	N	29239 62ND PL S
011	221480	0450	1/20/05	\$236,000	1280	860	7	1980	3	7800	N	N	29239 62ND PL S
011	221480	0530	9/1/04	\$223,888	1280	520	7	1980	3	7200	N	N	6126 S 292ND PL
011	332951	0810	11/14/03	\$225,000	1280	620	7	1984	3	7606	N	N	29773 53RD AV S
011	564790	0100	1/31/03	\$208,900	1280	630	7	1981	3	8313	N	N	2101 W ST NW
011	564790	0150	12/30/03	\$235,000	1280	630	7	1981	3	8500	N	N	2202 W ST NW
011	564790	0170	6/8/05	\$315,000	1280	860	7	1981	4	10139	N	N	2222 W ST NW
011	564790	0280	6/24/03	\$214,500	1280	780	7	1981	3	8078	N	N	2111 V ST NW
011	564790	0830	12/4/03	\$230,000	1280	780	7	1983	3	8915	N	N	1901 24TH ST NW
011	332950	0040	10/24/05	\$234,950	1290	0	7	1982	3	7437	N	N	5120 S 297TH PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	332951	0290	12/13/04	\$229,888	1290	0	7	1984	3	9111	N	N	30027 51ST CT S
011	928620	0060	3/1/04	\$244,999	1290	630	7	1978	3	9650	N	N	29211 58TH PL S
011	564790	0750	10/31/03	\$227,000	1300	980	7	1983	3	8269	N	N	1922 24TH ST NW
011	022104	9192	7/23/04	\$250,000	1310	1020	7	1978	3	17100	N	N	29114 55TH AV S
011	221480	0640	3/3/05	\$257,450	1320	830	7	1980	3	6708	N	N	29225 61ST AV S
011	332950	0490	11/5/03	\$215,000	1340	670	7	1983	3	8902	N	N	5421 S 296TH CT
011	664220	0660	2/20/03	\$211,500	1340	310	7	1986	3	10495	Y	N	5819 S 296TH ST
011	332953	0450	7/14/05	\$305,000	1360	510	7	1987	3	10471	N	N	30040 58TH PL S
011	022104	9100	7/8/03	\$200,000	1380	0	7	1958	3	42900	N	N	28808 55TH AV S
011	564790	0860	12/16/04	\$249,950	1380	680	7	1984	3	8588	N	N	2013 24TH ST NW
011	022104	9004	6/10/03	\$218,950	1390	960	7	1979	3	10531	Y	N	29250 59TH AV S
011	332950	0400	3/22/05	\$299,950	1390	940	7	1983	3	8502	N	N	29715 55TH AV S
011	332950	0500	3/1/04	\$246,000	1390	840	7	1983	3	9531	N	N	5415 S 296TH CT
011	332952	0340	6/11/04	\$259,950	1390	940	7	1985	3	8258	Y	N	5517 S 300TH PL
011	332953	0040	10/25/05	\$320,000	1390	940	7	1985	3	12906	N	N	5547 S 300TH PL
011	030410	0060	8/30/05	\$279,000	1400	0	7	1999	3	5917	N	N	5701 S 294TH PL
011	030410	0080	7/25/05	\$279,950	1400	0	7	1999	3	5393	N	N	5713 S 294TH PL
011	332952	0390	1/16/04	\$227,000	1408	1102	7	1984	3	8139	N	N	30027 55TH PL S
011	332950	0210	4/15/04	\$245,000	1410	880	7	1982	4	8782	N	N	5214 S 297TH PL
011	332951	0110	10/6/04	\$209,500	1410	0	7	1984	3	6874	N	N	5223 S 298TH CT
011	332951	0230	9/29/03	\$197,000	1410	0	7	1984	3	7473	N	N	5116 S 300TH PL
011	332951	0530	2/23/05	\$231,830	1410	0	7	1984	3	9360	N	N	30106 53RD AV S
011	332951	0600	3/3/03	\$189,950	1410	0	7	1984	3	7642	N	N	30012 53RD AV S
011	332952	0160	11/2/04	\$177,000	1410	0	7	1984	4	7243	N	N	29819 55TH PL S
011	332952	0220	10/13/05	\$268,500	1410	0	7	1985	3	7898	N	N	29824 55TH PL S
011	332952	0400	7/22/03	\$194,090	1410	0	7	1984	3	7403	N	N	30021 55TH PL S
011	332953	0090	7/5/05	\$319,950	1410	940	7	1986	3	8889	N	N	5611 S 300TH PL
011	332953	0150	10/22/03	\$204,950	1410	0	7	1986	3	8591	N	N	5622 S 301ST ST
011	332953	0530	10/20/05	\$266,000	1410	0	7	1987	3	7315	Y	N	5740 S 300TH PL
011	332953	0530	12/28/04	\$224,950	1410	0	7	1987	3	7315	Y	N	5740 S 300TH PL
011	332953	0530	1/13/04	\$200,000	1410	0	7	1987	3	7315	Y	N	5740 S 300TH PL
011	564790	0740	8/25/04	\$266,000	1430	450	7	1983	3	9136	N	N	1901 23RD ST NW

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	221480	0150	11/17/04	\$238,775	1440	360	7	1979	3	7800	N	N	6119 S 294TH ST
011	332954	0050	4/2/04	\$260,000	1440	1000	7	1986	3	9253	Y	N	5604 S 297TH ST
011	022104	9123	11/30/04	\$237,000	1480	480	7	1963	3	17000	N	N	29250 51ST AV S
011	332951	0630	8/20/03	\$209,500	1490	0	7	1984	3	7280	N	N	5317 S 300TH PL
011	030410	0090	9/20/04	\$224,000	1500	0	7	1999	3	5393	N	N	5719 S 294TH PL
011	030410	0110	11/14/05	\$265,000	1500	0	7	1999	3	6379	N	N	5731 S 294TH PL
011	286560	0060	11/19/03	\$214,500	1510	430	7	1979	3	9455	N	N	5121 S 302ND PL
011	564790	0210	12/22/05	\$245,500	1520	0	7	1984	3	8897	N	N	2002 24TH ST NW
011	564790	0210	7/14/04	\$231,000	1520	0	7	1984	3	8897	N	N	2002 24TH ST NW
011	221480	0050	5/5/03	\$184,500	1530	0	7	1980	3	7392	Y	N	6103 S 295TH CT
011	289555	0050	10/8/03	\$216,500	1550	0	7	2000	3	4486	N	N	5141 S 303RD PL
011	289555	0090	11/9/05	\$296,000	1550	0	7	2000	3	4487	N	N	5157 S 303RD PL
011	289555	0110	4/1/05	\$253,000	1550	0	7	2000	3	4488	N	N	5165 S 303RD PL
011	289555	0180	10/3/05	\$290,000	1550	0	7	2000	3	4267	N	N	5174 S 303RD PL
011	289555	0180	4/21/03	\$200,000	1550	0	7	2000	3	4267	N	N	5174 S 303RD PL
011	332953	0380	1/30/03	\$204,000	1570	0	7	1987	3	7840	N	N	5739 S 300TH PL
011	332953	0390	7/25/05	\$282,450	1570	0	7	1987	3	8023	N	N	5745 S 300TH PL
011	332953	0010	5/6/05	\$205,000	1590	0	7	1986	3	9414	N	N	5535 S 300TH PL
011	289555	0200	1/6/03	\$193,500	1600	0	7	2000	3	4268	N	N	5166 S 303RD PL
011	289555	0260	6/2/03	\$215,000	1600	0	7	2000	3	4270	N	N	5142 S 303RD PL
011	332950	0270	7/21/05	\$305,499	1610	580	7	1983	4	7881	N	N	29719 53RD PL S
011	289555	0010	4/23/04	\$239,500	1700	0	7	2000	3	6479	N	N	5125 S 303RD PL
011	289555	0020	9/22/05	\$290,000	1700	0	7	2000	3	4984	N	N	5129 S 303RD PL
011	289555	0030	3/23/04	\$238,500	1700	0	7	2000	3	4984	N	N	5133 S 303RD PL
011	289555	0040	6/15/04	\$243,400	1700	0	7	2000	3	4985	N	N	5137 S 303RD PL
011	289555	0100	4/15/03	\$194,500	1700	0	7	2000	3	4488	N	N	5161 S 303RD PL
011	289555	0120	2/14/05	\$261,500	1700	0	7	2000	3	4488	N	N	5169 S 303RD PL
011	289555	0150	7/8/03	\$197,500	1700	0	7	2000	3	5523	N	N	5186 S 303RD PL
011	289555	0170	12/12/05	\$298,950	1700	0	7	2000	3	4267	N	N	5178 S 303RD PL
011	289555	0210	10/22/04	\$242,500	1700	0	7	2000	3	4268	N	N	5162 S 303RD PL
011	289555	0250	5/23/03	\$211,000	1700	0	7	2000	3	4778	N	N	5146 S 303RD PL
011	289555	0290	10/13/03	\$193,500	1700	0	7	2000	3	4746	N	N	5130 S 303RD PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	289555	0300	10/13/05	\$303,800	1700	0	7	2000	3	4746	N	N	5124 S 303RD PL
011	289555	0310	11/4/04	\$243,000	1700	0	7	2000	3	4726	N	N	5118 S 303RD PL
011	019265	0130	8/3/05	\$287,450	1706	0	7	2005	3	2666	N	N	5668 S 295TH PL
011	332681	0030	4/9/03	\$226,950	1730	0	7	2002	3	3881	N	N	29130 53RD PL S
011	332681	0040	1/25/03	\$220,000	1730	0	7	2002	3	4128	N	N	29124 53RD PL S
011	030300	0100	11/21/05	\$308,000	1790	0	7	1963	4	16600	N	N	5402 S 305TH ST
011	019265	0060	9/9/05	\$274,950	1807	0	7	2005	3	3181	N	N	5637 S 295TH PL
011	019265	0140	8/1/05	\$288,000	1812	0	7	2005	3	4485	N	N	5662 S 295TH PL
011	019265	0020	7/8/05	\$279,950	1820	0	7	2005	3	3096	N	N	5659 S 295TH PL
011	926930	0090	1/26/04	\$205,000	1820	0	7	1964	3	14094	N	N	29054 59TH PL S
011	019265	0030	6/23/05	\$280,000	1832	0	7	2005	3	3096	N	N	5653 S 295TH PL
011	332952	0350	6/24/05	\$285,000	1852	0	7	1984	5	9917	N	N	5513 S 300TH PL
011	221480	0040	6/9/04	\$240,000	1860	0	7	1980	3	7560	Y	N	29512 61ST AV S
011	019265	0110	4/19/05	\$281,000	1873	0	7	2005	3	2986	N	N	5650 S 295TH PL
011	564790	0370	2/19/04	\$277,700	1890	0	7	1986	3	52128	Y	N	1810 21ST ST NW
011	019265	0010	8/24/05	\$295,100	1894	0	7	2005	3	2963	N	N	5665 S 295TH PL
011	030300	0249	5/5/04	\$342,000	1920	0	7	1967	4	39965	N	N	30643 56TH AV S
011	332681	0080	6/29/05	\$300,000	1940	0	7	2002	3	5641	N	N	29104 53RD PL S
011	332681	0080	1/26/04	\$260,000	1940	0	7	2002	3	5641	N	N	29104 53RD PL S
011	332953	0740	12/28/04	\$260,000	2090	0	7	1986	3	7970	N	N	5552 S 300TH PL
011	332951	0380	5/2/03	\$249,000	2100	0	7	1984	3	9953	N	N	30007 53RD AV S
011	332952	0360	11/20/03	\$220,000	2100	0	7	1985	3	8486	N	N	30018 55TH PL S
011	221480	0710	12/15/04	\$265,000	2187	0	7	1979	3	7168	Y	N	29415 61ST AV S
011	928620	0070	2/5/04	\$262,000	1420	1170	8	1967	4	10013	N	N	29205 58TH PL S
011	664220	0480	7/18/05	\$340,000	1500	550	8	1987	3	9628	N	N	5745 S 296TH PL
011	664220	0490	12/29/04	\$299,500	1540	600	8	1987	3	9687	Y	N	5821 S 296TH PL
011	664220	0120	8/25/04	\$269,500	1550	380	8	1987	3	9947	N	N	5611 S 296TH CT
011	664220	0290	1/25/05	\$289,000	1570	530	8	1988	3	9764	N	N	29809 57TH PL S
011	664876	0070	1/25/05	\$272,000	1600	0	8	1992	3	7468	N	N	29251 54TH PL S
011	664876	0120	7/19/05	\$304,500	1600	0	8	1992	3	8788	N	N	29228 54TH PL S
011	664925	0600	11/30/04	\$295,000	1650	1580	8	1988	3	14089	Y	N	29618 60TH CT S
011	664220	0280	12/13/04	\$287,000	1690	480	8	1988	3	9994	N	N	29805 57TH PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	022104	9097	12/2/05	\$399,500	1693	518	8	2005	3	12660	Y	N	29416 59TH AV S
011	332850	0450	3/9/04	\$229,700	1730	0	8	1987	3	10569	N	N	5114 S 288TH PL
011	664876	0080	2/12/04	\$262,800	1870	0	8	1993	3	7878	N	N	29252 54TH PL S
011	664876	0130	9/8/05	\$280,000	1880	0	8	1992	3	9146	N	N	29222 54TH PL S
011	664876	0110	9/7/03	\$255,000	1890	0	8	1992	3	12501	N	N	29236 54TH PL S
011	332850	0410	12/27/05	\$295,000	1920	0	8	1987	3	9750	N	N	5134 S 288TH PL
011	022104	9232	1/6/03	\$229,000	2070	0	8	1998	3	9312	Y	N	5917 S 295TH PL
011	146090	0010	12/28/05	\$337,000	2160	0	8	2004	3	5153	N	N	5500 S 296TH PL
011	146090	0010	2/11/04	\$302,500	2160	0	8	2004	3	5153	N	N	5500 S 296TH PL
011	146090	0050	11/1/04	\$306,000	2180	0	8	2004	3	4490	N	N	29623 55TH PL S
011	146090	0070	11/15/04	\$309,950	2180	0	8	2004	3	4975	N	N	29615 55TH PL S
011	146090	0100	11/8/04	\$310,000	2180	0	8	2004	3	4398	N	N	29603 55TH PL S
011	332850	0070	8/13/03	\$252,000	2200	0	8	1988	3	10181	N	N	28917 52ND PL S
011	332850	0160	11/22/04	\$274,999	2210	0	8	1987	3	7512	N	N	5119 S 291ST ST
011	146090	0020	9/3/04	\$289,950	2230	0	8	2004	3	4764	N	N	5506 S 296TH PL
011	146090	0130	6/10/04	\$296,000	2230	0	8	2004	3	4744	N	N	29636 55TH PL S
011	664220	0550	9/29/05	\$310,000	2300	0	8	1987	3	9872	N	N	29613 58TH PL S
011	332850	0280	7/25/04	\$276,000	2310	0	8	1987	3	8050	N	N	29110 52ND PL S
011	664220	0410	7/18/03	\$237,000	2360	0	8	1987	3	12151	N	N	29642 57TH PL S
011	146090	0040	6/30/04	\$319,950	2400	0	8	2004	3	4763	N	N	29627 55TH PL S
011	146090	0060	9/21/05	\$374,950	2400	0	8	2004	3	6462	N	N	29619 55TH PL S
011	146090	0060	6/24/04	\$318,000	2400	0	8	2004	3	6462	N	N	29619 55TH PL S
011	146090	0080	11/10/04	\$315,850	2400	0	8	2004	3	5457	N	N	29611 55TH PL S
011	146090	0110	8/24/04	\$319,950	2400	0	8	2004	3	4739	N	N	29626 55TH PL S
011	146090	0120	8/5/04	\$295,000	2400	0	8	2004	3	4741	N	N	26932 55TH PL S
011	146090	0090	11/8/04	\$319,000	2410	0	8	2004	3	4398	N	N	29607 55TH PL S
011	146090	0140	11/23/04	\$319,000	2410	0	8	2004	3	4862	N	N	29640 55TH PL S
011	332850	0270	3/20/05	\$315,000	2470	0	8	1987	3	8050	N	N	29118 52ND PL S
011	332850	0130	12/26/03	\$275,000	2530	0	8	1987	3	11524	N	N	5112 S 291ST ST
011	332850	0140	5/10/04	\$294,450	2650	0	8	1987	3	10627	N	N	5111 S 291ST ST
011	332850	0430	11/4/03	\$285,000	2920	0	8	1987	3	9736	N	N	5122 S 288TH PL
011	664877	0200	5/20/04	\$345,000	1570	600	9	1989	4	7663	N	N	29430 55TH AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	664925	0110	8/25/05	\$363,990	1590	600	9	1989	3	10155	N	N	6120 S 296TH PL
011	111545	0300	3/31/03	\$283,000	1610	1180	9	1990	3	10605	N	N	6224 S 300TH ST
011	664925	0050	12/8/03	\$275,000	1740	720	9	1989	3	9800	N	N	6020 S 296TH PL
011	111545	0060	8/24/04	\$307,000	1770	450	9	1990	3	9601	N	N	6342 S 298TH PL
011	664925	0420	8/11/03	\$275,000	1810	540	9	1988	3	10795	N	N	6004 S 298TH PL
011	664925	0470	5/21/03	\$289,000	1810	540	9	1988	3	11631	Y	N	6024 S 298TH PL
011	111545	0010	7/26/05	\$315,000	1900	0	9	1990	3	9604	N	N	6362 S 298TH PL
011	564790	0650	11/21/03	\$475,000	2090	1630	9	1986	3	25474	Y	N	2432 T ST NW
011	664925	0340	6/3/04	\$318,950	2160	0	9	1988	3	8719	N	N	6043 S 298TH PL
011	541900	0090	10/25/05	\$400,000	2328	0	9	2005	3	4500	N	N	29520 54TH CT S
011	541900	0130	12/14/05	\$435,000	2328	0	9	2005	3	4769	N	N	29503 54TH CT S
011	111545	0080	11/28/05	\$379,000	2340	0	9	1991	3	8579	N	N	6308 S 298TH PL
011	541900	0010	6/9/05	\$384,950	2464	0	9	2004	3	5821	N	N	29568 54TH CT S
011	541900	0040	7/7/05	\$395,950	2464	0	9	2004	3	4841	N	N	29550 54TH CT S
011	541900	0070	5/10/05	\$400,000	2464	0	9	2005	3	4500	N	N	29532 54TH CT S
011	541900	0110	7/1/05	\$398,950	2464	0	9	2005	3	4680	N	N	29508 54TH CT S
011	111545	0150	1/24/05	\$365,000	2530	0	9	1990	3	11217	N	N	6323 S 298TH PL
011	664877	0150	7/7/03	\$259,950	2550	0	9	1989	3	9373	N	N	29513 55TH AV S
011	664925	0220	9/12/05	\$379,000	2550	0	9	1988	3	8362	N	N	29908 61ST AV S
011	664877	0080	7/28/03	\$281,500	2580	0	9	1989	3	9703	N	N	29413 55TH AV S
011	664877	0190	7/20/04	\$329,000	2590	0	9	1991	3	8398	N	N	29504 55TH AV S
011	111545	0260	12/20/05	\$385,000	2620	0	9	1990	3	9870	N	N	29919 64TH AV S
011	111545	0160	12/23/03	\$292,000	2630	0	9	1992	3	8565	N	N	6327 S 298TH PL
011	541900	0020	6/2/05	\$401,950	2695	0	9	2004	3	6729	N	N	29562 54TH CT S
011	541900	0060	8/30/05	\$409,950	2695	0	9	2005	3	4500	N	N	29538 54TH CT S
011	541900	0030	4/13/05	\$404,950	2717	0	9	2004	3	5512	N	N	29556 54TH CT S
011	541900	0050	5/4/05	\$411,000	2717	0	9	2005	3	4513	N	N	29544 54TH CT S
011	541900	0080	3/7/05	\$406,950	2717	0	9	2005	3	4500	N	N	29526 54TH CT S
011	541900	0100	6/8/05	\$415,066	2717	0	9	2005	3	4550	N	N	29514 54TH CT S
011	664925	0500	6/12/03	\$287,000	2780	0	9	1989	3	7910	N	N	6036 S 298TH PL
011	664925	0280	2/13/04	\$314,900	2830	0	9	1990	3	8584	N	N	6014 300TH PL S
012	152104	9125	10/25/05	\$180,000	810	0	5	1953	4	10245	N	N	32009 44TH AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	551560	0100	5/27/04	\$205,000	1190	0	5	1947	4	84273	N	N	3235 S 316TH ST
012	102104	9048	8/29/05	\$166,500	850	0	6	1962	3	16988	N	N	3835 S 312TH ST
012	401440	0316	5/13/05	\$228,000	1050	0	6	1965	4	10000	N	N	31724 49TH PL S
012	551560	0150	11/7/03	\$246,000	1080	0	6	1944	3	77536	N	N	31203 MILITARY RD S
012	401440	0056	5/27/05	\$195,000	1110	0	6	1952	3	12048	N	N	31044 42ND AV S
012	401380	0175	5/5/04	\$169,000	1210	0	6	1947	4	20482	N	N	30820 38TH AV S
012	401320	0115	6/17/05	\$278,000	1352	488	6	1943	4	19931	Y	Y	30636 34TH PL S
012	030300	0440	4/7/05	\$225,000	1395	0	6	1939	5	14850	N	N	30557 55TH AV S
012	131030	0100	6/14/05	\$236,500	800	700	7	1976	3	6930	N	N	3339 S 290TH ST
012	131030	0110	9/25/03	\$184,000	810	780	7	1976	3	7316	N	N	3343 S 290TH ST
012	753120	0120	4/26/04	\$164,000	830	0	7	1969	4	7416	N	N	3521 S 295TH ST
012	131100	0100	3/8/04	\$210,500	860	460	7	1962	4	7350	N	N	29003 38TH AV S
012	131130	0070	6/7/04	\$204,950	860	860	7	1963	3	7280	N	N	28852 37TH AV S
012	293500	0150	10/13/05	\$235,000	860	0	7	1970	3	6300	N	N	4224 S 297TH PL
012	769650	0260	6/23/03	\$160,000	860	0	7	1970	3	7200	N	N	29816 47TH PL S
012	293500	0270	5/25/04	\$180,000	900	400	7	1970	3	7200	N	N	4311 S 296TH PL
012	555690	0030	10/18/05	\$195,650	900	0	7	1969	3	7200	N	N	3510 S 291ST ST
012	555690	0040	2/5/04	\$158,000	900	0	7	1970	3	6300	N	N	3504 S 291ST ST
012	555690	0330	4/28/04	\$158,500	900	0	7	1970	3	9450	N	N	3523 S 291ST ST
012	769650	0250	8/26/05	\$246,000	900	470	7	1970	3	7200	N	N	29822 47TH PL S
012	769663	0090	6/14/04	\$189,900	920	300	7	1976	3	7503	N	N	30014 43RD PL S
012	030200	0215	8/26/05	\$319,500	930	880	7	1964	4	28320	N	N	5123 S 312TH ST
012	030200	0215	1/7/04	\$239,450	930	880	7	1964	4	28320	N	N	5123 S 312TH ST
012	293500	0140	6/8/05	\$245,000	930	460	7	1970	4	7000	N	N	4232 S 297TH PL
012	293500	0140	3/11/03	\$179,950	930	460	7	1970	4	7000	N	N	4232 S 297TH PL
012	293500	0200	11/7/03	\$183,610	930	470	7	1970	3	7360	N	N	29620 42ND PL S
012	401200	0170	9/27/05	\$215,352	940	0	7	1968	4	9790	N	N	3804 S 306TH PL
012	131291	0150	8/20/03	\$206,000	950	570	7	1983	3	12000	N	N	4042 S 302ND PL
012	131291	0170	3/21/05	\$193,500	950	0	7	1983	3	7920	N	N	4026 S 302ND PL
012	030200	0465	7/22/03	\$169,300	960	380	7	1963	4	14850	N	N	31421 55TH AV S
012	246050	0090	8/23/04	\$195,000	970	0	7	1970	4	7800	N	N	29600 45TH AV S
012	246050	0100	3/27/03	\$162,999	970	0	7	1970	3	7840	N	N	4432 S 296TH PL

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	246060	0040	7/23/03	\$162,000	970	0	7	1973	3	7300	N	N	29825 45TH AV S
012	246060	0050	7/12/05	\$194,653	970	0	7	1973	3	6392	N	N	29831 45TH AV S
012	246060	0100	6/5/03	\$179,500	970	290	7	1975	3	7310	N	N	4356 S 300TH ST
012	246060	0160	4/12/04	\$211,500	970	580	7	1974	3	8584	N	N	29820 45TH AV S
012	246060	0190	1/31/05	\$219,900	970	580	7	1975	3	10530	N	N	29808 45TH AV S
012	769650	0040	5/27/04	\$169,000	970	0	7	1968	3	7200	N	N	29827 45TH PL S
012	769650	0080	6/20/05	\$200,000	970	0	7	1968	3	8424	N	N	29855 45TH PL S
012	769650	0080	3/31/04	\$170,000	970	0	7	1968	3	8424	N	N	29855 45TH PL S
012	769650	0120	11/11/05	\$231,000	970	0	7	1968	4	7920	N	N	29852 45TH PL S
012	769650	0340	11/21/03	\$163,000	970	0	7	1968	3	7800	N	N	4538 S 298TH PL
012	769660	0310	9/13/04	\$185,250	970	0	7	1971	4	7500	N	N	30012 47TH PL S
012	769660	0310	6/24/03	\$164,450	970	0	7	1971	4	7500	N	N	30012 47TH PL S
012	769660	0340	2/9/04	\$169,950	970	0	7	1971	3	8580	N	N	30032 47TH PL S
012	769661	0130	6/28/04	\$208,500	970	580	7	1975	3	7500	N	N	29918 48TH PL S
012	769663	0050	3/15/05	\$238,500	970	580	7	1976	3	7850	N	N	30021 44TH CT S
012	769663	0120	5/27/04	\$197,000	970	580	7	1976	3	7850	N	N	30012 42ND PL S
012	030200	0370	5/12/03	\$184,900	980	0	7	1962	4	16960	N	N	5205 S 314TH ST
012	293500	0160	7/29/03	\$184,950	990	400	7	1977	3	6960	N	N	4218 S 297TH PL
012	401380	0213	9/30/04	\$181,500	990	0	7	1962	4	8379	N	N	3830 S 312TH ST
012	131100	0310	6/18/04	\$178,500	1000	0	7	1962	4	7420	N	N	3809 S 292ND PL
012	131100	0630	7/19/05	\$214,200	1000	0	7	1962	3	7210	N	N	28846 38TH AV S
012	769662	0010	7/14/05	\$244,000	1000	580	7	1976	3	7650	N	N	4608 S 300TH PL
012	769662	0200	12/13/03	\$205,000	1000	580	7	1976	3	7600	N	N	30029 45TH AV S
012	769662	0250	7/15/03	\$190,000	1000	580	7	1976	3	7200	N	N	4523 S 300TH PL
012	293500	0180	9/19/03	\$159,999	1010	0	7	1977	3	6300	N	N	4210 S 297TH PL
012	337600	0050	2/10/03	\$164,850	1010	0	7	1967	4	7665	N	N	28910 45TH PL S
012	337600	0120	5/25/04	\$181,500	1010	0	7	1967	3	7315	N	N	28910 44TH PL S
012	337600	0130	10/28/04	\$185,000	1010	0	7	1967	4	5400	N	N	28914 44TH PL S
012	337600	0180	9/26/05	\$230,000	1010	0	7	1967	4	7300	N	N	28901 44TH PL S
012	555680	0010	2/28/05	\$210,000	1010	840	7	1967	3	7650	N	N	28803 40TH AV S
012	555680	0010	3/11/03	\$200,000	1010	840	7	1967	3	7650	N	N	28803 40TH AV S
012	769660	0030	7/8/05	\$240,000	1010	610	7	1974	4	7200	N	N	30041 45TH PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	769663	0040	4/19/05	\$239,000	1010	330	7	1976	3	7950	N	N	30015 44TH CT S
012	934650	0030	2/7/05	\$189,950	1010	0	7	1966	3	8960	N	N	31504 44TH AV S
012	131100	0640	10/19/05	\$280,000	1020	720	7	1962	4	7210	N	N	28854 38TH AV S
012	387650	0110	8/1/05	\$216,000	1020	0	7	1967	4	8000	N	N	3214 S 295TH ST
012	387650	0140	6/19/03	\$159,750	1020	0	7	1967	4	7200	N	N	29330 32ND PL S
012	555690	0070	2/15/05	\$201,470	1020	0	7	1975	3	5800	N	N	29105 35TH PL S
012	131100	0410	9/5/03	\$207,500	1040	880	7	1962	4	7140	N	N	29126 39TH AV S
012	293500	0120	1/26/05	\$215,000	1040	540	7	1976	3	8030	N	N	29649 43RD PL S
012	293500	0250	9/13/05	\$279,300	1040	610	7	1976	4	6960	N	N	4221 S 296TH PL
012	030200	0375	3/10/05	\$219,500	1050	0	7	1953	4	18304	N	N	5235 S 314TH ST
012	102104	9022	5/12/04	\$260,000	1050	0	7	1943	4	60113	Y	Y	3720 S 312TH LN
012	131100	0480	6/16/05	\$240,000	1050	1000	7	1962	3	7210	N	N	29018 39TH AV S
012	131100	0720	10/20/03	\$206,000	1050	760	7	1962	4	7360	N	N	29031 39TH AV S
012	131110	0430	9/13/04	\$236,950	1050	940	7	1962	4	8030	N	N	3509 S 294TH PL
012	131120	0020	12/2/04	\$236,000	1050	1040	7	1963	4	7350	N	N	3920 S 293RD ST
012	131120	0310	3/17/05	\$244,000	1050	430	7	1963	3	8400	N	N	4343 S 291ST ST
012	131120	0400	5/13/05	\$255,200	1050	900	7	1963	4	7210	N	N	29118 43RD AV S
012	131120	0510	10/19/05	\$270,000	1050	1040	7	1963	4	7708	N	N	4410 S 292ND ST
012	131140	0230	1/20/05	\$260,000	1050	1040	7	1964	3	7350	N	N	29004 45TH AV S
012	131150	0020	8/18/05	\$269,900	1050	1030	7	1966	4	7200	N	N	29322 41ST AV S
012	131150	0250	8/19/04	\$227,847	1050	720	7	1966	4	7437	N	N	29501 38TH PL S
012	131160	0140	1/20/05	\$229,950	1050	780	7	1966	3	7350	N	N	29231 45TH PL S
012	131160	0140	8/26/03	\$205,000	1050	780	7	1966	3	7350	N	N	29231 45TH PL S
012	131190	0100	10/20/03	\$203,500	1050	450	7	1968	3	7350	N	N	29616 40TH PL S
012	131190	0210	3/29/04	\$211,000	1050	520	7	1968	4	7000	N	N	29619 40TH PL S
012	131210	0050	2/23/04	\$200,000	1050	470	7	1967	3	6210	N	N	3429 S 290TH ST
012	337600	0210	8/20/03	\$165,500	1050	0	7	1967	4	6900	N	N	28807 44TH PL S
012	131110	0350	6/19/03	\$196,500	1060	760	7	1962	3	10552	N	N	29368 38TH PL S
012	131120	0010	6/28/04	\$230,000	1060	520	7	1963	3	7350	N	N	3914 S 293RD ST
012	131120	0620	4/9/04	\$178,500	1060	820	7	1963	2	6825	N	N	29106 45TH AV S
012	131140	0350	12/12/05	\$269,500	1060	600	7	1964	4	7245	N	N	4218 S 290TH ST
012	131160	0260	7/12/04	\$203,250	1060	1040	7	1966	3	8280	N	N	4212 S 294TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	401440	0007	8/20/04	\$184,490	1060	0	7	1961	4	10162	N	N	4233 S 308TH ST
012	769662	0070	11/10/04	\$221,000	1060	310	7	1976	3	8400	N	N	4532 S 300TH PL
012	769662	0300	3/8/05	\$225,000	1060	280	7	1976	3	8925	N	N	4601 S 300TH PL
012	769663	0300	10/22/04	\$202,500	1060	500	7	1976	3	7380	N	N	30232 42ND PL S
012	769663	0320	12/23/03	\$194,950	1060	630	7	1976	4	7620	N	N	30220 42ND PL S
012	131110	0010	11/22/04	\$214,950	1070	450	7	1962	3	8250	N	N	29230 34TH AV S
012	131110	0690	11/29/05	\$270,000	1070	760	7	1962	4	10712	N	N	29328 36TH AV S
012	293500	0450	3/4/05	\$226,000	1070	510	7	1976	3	7275	N	N	29707 42ND PL S
012	131100	0400	3/25/03	\$201,000	1080	800	7	1962	4	7210	N	N	29204 39TH AV S
012	131110	0030	3/21/05	\$241,000	1080	580	7	1962	4	8030	N	N	29304 34TH AV S
012	131110	0360	8/23/04	\$220,000	1080	1080	7	1998	3	8470	N	N	29452 38TH PL S
012	131120	0210	8/30/04	\$232,500	1080	810	7	1963	4	7350	N	N	29004 43RD AV S
012	131120	0420	4/15/04	\$189,000	1080	480	7	1963	3	7210	N	N	29134 43RD AV S
012	131120	0760	9/13/05	\$272,000	1080	880	7	1963	4	7245	N	N	4231 S 293RD ST
012	131160	0640	3/9/05	\$237,000	1080	1080	7	1965	4	7245	N	N	3955 S 293RD ST
012	401440	0237	11/3/05	\$223,500	1080	0	7	1967	3	10500	N	N	4417 S 314TH ST
012	800110	0120	8/19/04	\$206,000	1080	0	7	1996	3	9958	N	N	3310 S S 300TH PL
012	815963	0370	8/24/03	\$224,000	1080	770	7	1977	4	12000	N	N	4601 S 292ND ST
012	102104	9036	6/2/03	\$190,000	1090	0	7	1961	3	60112	N	N	31806 MILITARY RD S
012	131110	0370	1/21/03	\$178,500	1090	0	7	1962	4	8640	N	N	29453 38TH PL S
012	401440	0036	4/29/05	\$234,900	1090	0	7	1987	3	9450	N	N	31019 44TH AV S
012	401440	0036	1/14/05	\$189,500	1090	0	7	1987	3	9450	N	N	31019 44TH AV S
012	800110	0030	5/3/05	\$271,000	1090	480	7	1996	3	5113	N	N	3354 S 300TH PL
012	030200	0570	3/23/04	\$231,500	1100	600	7	1961	4	22860	N	N	31230 55TH AV S
012	131100	0140	6/29/04	\$188,700	1100	0	7	1962	4	9600	N	N	29035 38TH AV S
012	131120	0120	12/19/03	\$203,000	1100	560	7	1963	4	7210	N	N	29141 43RD AV S
012	387650	0360	9/17/03	\$180,000	1100	0	7	1966	3	7210	N	N	29409 34TH AV S
012	387670	0150	3/19/04	\$197,400	1100	1100	7	1968	3	8400	N	N	3223 S 296TH PL
012	551560	0084	12/15/04	\$184,000	1100	0	7	1967	3	16875	N	N	3425 S 316TH ST
012	769662	0110	11/10/03	\$191,500	1100	380	7	1976	3	7200	N	N	30033 45TH CT S
012	769662	0150	5/24/05	\$202,000	1100	480	7	1976	3	7500	N	N	30024 45TH AV S
012	769663	0240	2/23/04	\$184,000	1100	400	7	1976	3	8350	N	N	30233 42ND PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	949180	0010	3/24/03	\$182,000	1100	0	7	1990	3	6679	N	N	3203 S 298TH ST
012	949180	0280	9/17/03	\$195,000	1100	0	7	1990	3	9184	N	N	3219 S 299TH ST
012	131100	0650	12/23/04	\$204,000	1110	990	7	1962	3	7210	N	N	28862 38TH AV S
012	131160	0510	9/18/03	\$202,000	1110	450	7	1968	3	7125	N	N	29210 45TH PL S
012	131270	0050	8/5/04	\$229,950	1110	960	7	1966	4	7200	N	N	29111 34TH AV S
012	032104	9006	5/28/03	\$169,500	1130	0	7	1959	3	15246	N	N	29024 34TH AV S
012	131110	0570	7/11/05	\$204,000	1130	0	7	1962	3	7590	N	N	3605 S 293RD PL
012	131110	0580	6/1/04	\$192,500	1130	0	7	1962	3	7590	N	N	3621 S 293RD PL
012	131290	0060	7/17/03	\$193,000	1130	830	7	1967	3	8160	N	N	3216 S 292ND ST
012	131180	0260	12/5/03	\$219,950	1140	530	7	1967	4	8000	N	N	29501 45TH PL S
012	815963	0030	12/20/05	\$322,000	1140	620	7	1977	4	10360	N	N	29121 47TH AV S
012	131280	0150	8/18/04	\$223,000	1150	480	7	1966	3	7878	N	N	3235 S 291ST ST
012	608460	0200	2/18/04	\$222,000	1150	260	7	1985	3	7152	N	N	30701 48TH AV S
012	608460	0200	1/27/03	\$185,000	1150	260	7	1985	3	7152	N	N	30701 48TH AV S
012	815962	0210	11/10/04	\$192,000	1150	320	7	1977	3	8881	N	N	29308 49TH AV S
012	030200	0460	9/23/04	\$195,500	1160	0	7	1960	3	19965	N	N	31409 55TH AV S
012	131110	0550	3/9/04	\$182,000	1160	0	7	1962	3	7920	N	N	3518 S 293RD PL
012	131140	0170	6/3/04	\$225,000	1160	1140	7	1964	4	7392	N	N	4251 S 290TH ST
012	131190	0200	2/26/03	\$210,000	1160	570	7	1968	3	7000	N	N	29611 40TH PL S
012	387650	0260	7/9/04	\$218,000	1160	300	7	1967	3	7920	N	N	29501 32ND PL S
012	030200	0170	3/28/03	\$199,500	1170	900	7	1964	4	32832	N	N	5270 S 312TH ST
012	131110	0560	11/24/03	\$169,900	1170	0	7	1962	3	7590	N	N	3524 S 293RD PL
012	032104	9158	10/28/04	\$177,000	1180	0	7	1967	3	8712	N	N	29104 34TH AV S
012	131180	0460	7/20/04	\$214,000	1180	450	7	1967	3	9760	N	N	4515 S 296TH PL
012	261670	0080	1/10/05	\$215,000	1180	720	7	1987	3	7535	N	N	4830 S 301ST DR
012	661850	0050	6/3/04	\$245,000	1180	400	7	1991	3	8387	N	N	29729 48TH AV S
012	661850	0080	4/23/04	\$239,950	1180	440	7	1991	3	8342	N	N	29711 48TH AV S
012	873235	0030	6/28/05	\$273,000	1180	840	7	1979	4	12740	N	N	3618 S 298TH PL
012	873235	0140	9/16/04	\$241,500	1180	840	7	1979	3	10150	N	N	3604 S 299TH PL
012	131100	0610	3/2/04	\$199,450	1190	900	7	1962	3	7210	N	N	28830 38TH AV S
012	131110	0250	6/28/05	\$220,000	1190	0	7	1963	3	8250	N	N	29321 38TH PL S
012	131120	0130	8/27/03	\$214,950	1190	1000	7	1963	4	7210	N	N	29135 43RD AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	131120	0530	2/7/05	\$244,000	1190	800	7	1963	4	7700	N	N	4430 S 292ND ST
012	131150	0030	10/2/03	\$204,950	1190	570	7	1966	3	7830	N	N	29316 41ST AV S
012	131200	0140	9/20/05	\$290,000	1190	1140	7	1964	4	7920	N	N	4025 S 291ST ST
012	131290	0090	8/17/04	\$200,000	1190	420	7	1967	3	7200	N	N	29113 32ND PL S
012	131291	0020	7/18/03	\$177,950	1190	0	7	1985	3	7420	N	N	3725 S 302ND ST
012	555680	0300	6/10/03	\$169,000	1190	0	7	1967	3	7280	N	N	28832 40TH AV S
012	131291	0340	1/15/04	\$193,200	1200	0	7	1985	3	8220	N	N	30216 41ST AV S
012	131292	0080	5/10/03	\$160,500	1200	0	7	1983	3	7600	N	N	3810 S 303RD CT
012	246050	0040	8/16/05	\$234,950	1200	0	7	1968	4	7800	N	N	29712 45TH AV S
012	261670	0470	6/28/04	\$248,000	1200	610	7	1985	3	8939	N	N	30111 46TH AV S
012	387671	0070	5/19/04	\$240,000	1200	900	7	1978	4	7500	N	N	29712 33RD AV S
012	387671	0080	11/21/05	\$288,000	1200	900	7	1978	4	8250	N	N	29706 33RD AV S
012	401440	0055	2/25/04	\$220,000	1200	1200	7	1965	3	26108	N	N	4212 S 312TH ST
012	661850	0010	1/9/03	\$209,000	1200	400	7	1991	3	8244	N	N	29753 48TH AV S
012	661850	0200	3/14/05	\$247,000	1200	400	7	1991	3	8294	N	N	29752 48TH AV S
012	789550	0580	7/25/03	\$174,500	1200	0	7	1971	3	7900	N	N	29809 43RD PL S
012	934650	0070	7/29/05	\$225,000	1200	0	7	1967	4	10350	N	N	31514 45TH AV S
012	131100	0060	12/17/03	\$182,500	1210	0	7	1962	3	7350	N	N	28833 38TH AV S
012	131100	0200	5/24/04	\$179,950	1210	0	7	1962	4	9025	N	N	29111 38TH AV S
012	873235	0060	4/28/04	\$210,000	1210	470	7	1978	3	8216	N	N	3623 S 298TH PL
012	873235	0070	6/15/05	\$235,000	1210	810	7	1978	3	7050	N	N	3629 S 298TH PL
012	815963	0130	4/26/04	\$195,300	1220	0	7	1977	3	9990	N	N	4604 S 291ST ST
012	815963	0270	12/6/05	\$280,000	1220	530	7	1976	3	8819	N	N	29017 46TH PL S
012	800121	0180	8/1/05	\$264,950	1230	490	7	1978	4	7350	N	N	4620 S 289TH PL
012	815962	0110	12/3/04	\$203,000	1230	0	7	1977	3	7884	N	N	4811 S 292ND ST
012	815962	0110	6/25/03	\$186,000	1230	0	7	1977	3	7884	N	N	4811 S 292ND ST
012	261670	0430	3/18/04	\$204,000	1240	0	7	1989	3	7500	N	N	4505 S 301ST DR
012	800121	0040	7/22/04	\$237,500	1240	800	7	1978	4	8190	N	N	4634 S 288TH PL
012	815963	0360	12/3/04	\$219,000	1240	0	7	1977	4	9900	N	N	4602 S 292ND ST
012	030200	0175	4/28/03	\$265,000	1250	580	7	1964	3	32841	N	N	5260 S 312TH ST
012	131120	0080	5/13/05	\$224,875	1250	0	7	1963	4	7350	N	N	3956 S 293RD ST
012	131120	0450	3/21/05	\$217,000	1250	0	7	1963	4	7560	N	N	4314 S 293RD ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	131120	0600	7/9/04	\$190,000	1250	0	7	1963	3	7245	N	N	29030 45TH AV S
012	131120	0700	6/17/04	\$190,800	1250	0	7	1963	3	6825	N	N	29224 45TH AV S
012	131150	0330	9/8/05	\$239,950	1250	0	7	1966	4	6912	N	N	29402 39TH AV S
012	131160	0070	5/13/05	\$199,400	1250	0	7	1965	4	7350	N	N	29103 45TH PL S
012	131160	0190	10/14/05	\$235,000	1250	0	7	1965	3	7350	N	N	29325 45TH PL S
012	131160	0360	8/28/03	\$186,000	1250	0	7	1966	4	8085	N	N	4221 S 294TH ST
012	131160	0370	11/5/04	\$203,000	1250	0	7	1966	3	8295	N	N	4305 S 294TH ST
012	131160	0450	5/16/03	\$177,000	1250	0	7	1966	4	7350	N	N	29306 45TH PL S
012	131190	0250	9/9/05	\$232,950	1250	0	7	1968	4	7000	N	N	29701 40TH PL S
012	131200	0060	7/9/04	\$185,000	1250	0	7	1964	4	7380	N	N	28807 41ST AV S
012	131290	0120	12/12/04	\$210,000	1250	0	7	1967	4	10685	N	N	29209 32ND PL S
012	401440	0205	7/21/05	\$257,500	1250	950	7	1967	4	9750	N	N	31833 44TH AV S
012	789550	0610	9/23/05	\$240,950	1250	0	7	1970	4	7900	N	N	29808 43RD PL S
012	815962	0280	1/7/05	\$212,000	1250	0	7	1976	4	9844	N	N	4941 S 293RD ST
012	815962	0330	11/2/05	\$249,950	1250	0	7	1978	4	8970	N	N	29210 49TH AV S
012	800123	0060	12/14/04	\$265,000	1260	910	7	1978	5	7525	N	N	28835 46TH PL S
012	030200	0315	12/26/03	\$195,000	1270	0	7	1957	4	18450	N	N	31425 52ND AV S
012	131290	0010	1/22/04	\$175,000	1270	0	7	1967	3	8050	N	N	29218 33RD AV S
012	246050	0180	10/10/05	\$239,950	1270	0	7	1968	4	7200	N	N	29711 45TH AV S
012	246050	0180	7/14/04	\$207,500	1270	0	7	1968	4	7200	N	N	29711 45TH AV S
012	401380	0201	11/5/04	\$203,000	1270	0	7	1957	4	17157	N	N	31034 38TH AV S
012	873235	0170	1/15/03	\$213,500	1270	470	7	1979	3	8400	N	N	3621 S 299TH PL
012	131190	0260	5/21/04	\$230,000	1280	500	7	1968	4	7500	N	N	29705 40TH PL S
012	204800	0220	12/9/05	\$235,000	1280	0	7	2001	3	2472	N	N	30059 34TH AV S
012	246050	0030	7/20/05	\$218,000	1280	0	7	1968	3	8000	N	N	29716 45TH AV S
012	246050	0060	7/29/03	\$187,000	1280	0	7	1969	3	7140	N	N	29704 45TH AV S
012	769650	0320	2/24/04	\$180,000	1280	0	7	1968	3	7700	N	N	4548 S 298TH PL
012	769660	0230	12/9/04	\$176,000	1280	0	7	1973	3	7820	N	N	30026 45TH PL S
012	856324	0020	12/16/05	\$242,000	1280	530	7	1978	3	7300	N	N	29723 39TH PL S
012	856324	0040	9/21/05	\$256,500	1280	530	7	1979	3	7300	N	N	29703 39TH PL S
012	856324	0170	4/27/04	\$227,400	1280	800	7	1978	4	7560	N	N	29712 39TH PL S
012	030200	0645	10/15/04	\$265,000	1290	460	7	1963	3	45303	N	N	30810 55TH AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	815961	0260	9/28/04	\$210,000	1290	0	7	1975	3	5100	N	N	5015 S 291ST ST
012	131100	0050	4/30/04	\$181,300	1300	0	7	1962	3	7350	N	N	28825 38TH AV S
012	131160	0250	5/22/03	\$214,950	1300	600	7	1966	3	7480	N	N	4218 S 294TH ST
012	337600	0250	11/3/05	\$214,000	1300	0	7	1967	3	7600	N	N	28805 45TH PL S
012	337600	0250	7/15/04	\$173,000	1300	0	7	1967	3	7600	N	N	28805 45TH PL S
012	387650	0160	10/27/04	\$189,950	1300	0	7	1967	3	7200	N	N	29318 32ND PL S
012	769663	0110	9/29/03	\$177,000	1300	0	7	1976	4	8750	N	N	30016 42ND PL S
012	565150	0150	7/29/03	\$189,950	1310	0	7	1989	3	8399	N	N	4947 S 298TH ST
012	769662	0080	4/26/05	\$255,000	1310	580	7	1976	3	7125	N	N	30034 45TH CT S
012	131111	0080	4/25/05	\$222,050	1320	400	7	1997	3	6500	N	N	3244 S 302ND PL
012	131111	0190	9/14/04	\$229,000	1320	400	7	1996	3	6599	N	N	3213 S 302ND PL
012	261670	0280	7/21/03	\$200,800	1320	0	7	1985	3	9038	N	N	4410 S 301ST DR
012	815963	0210	10/18/04	\$205,000	1320	0	7	1976	3	7047	N	N	4622 S 290TH PL
012	815963	0210	6/2/03	\$167,990	1320	0	7	1976	3	7047	N	N	4622 S 290TH PL
012	815963	0250	11/19/03	\$187,500	1320	0	7	1976	4	8819	N	N	29001 46TH PL S
012	815963	0260	7/25/03	\$188,500	1320	0	7	1976	4	8819	N	N	29009 46TH PL S
012	815963	0330	9/15/04	\$225,000	1320	0	7	1976	4	9720	N	N	29129 46TH PL S
012	131180	0590	3/17/05	\$200,000	1330	750	7	1967	3	7416	N	N	29617 47TH AV S
012	131210	0130	7/10/04	\$220,000	1330	560	7	1967	3	6800	N	N	3428 S 290TH ST
012	131290	0040	7/20/04	\$219,950	1330	660	7	1967	3	7700	N	N	29200 33RD AV S
012	131292	0090	1/12/05	\$259,950	1330	940	7	1989	3	6533	N	N	30240 38TH PL S
012	131292	0090	7/11/03	\$218,900	1330	940	7	1989	3	6533	N	N	30240 38TH PL S
012	261670	0240	11/21/05	\$255,000	1330	0	7	1987	3	7500	N	N	4510 S 301ST DR
012	401200	0130	8/8/05	\$211,460	1330	0	7	1969	3	9792	N	N	3842 S 306TH PL
012	789550	0350	4/16/03	\$175,500	1330	0	7	1970	3	7420	N	N	4324 S 300TH ST
012	800122	0070	5/24/05	\$270,000	1330	650	7	1979	4	8000	N	N	5006 S 289TH PL
012	204800	0240	4/7/05	\$224,000	1340	0	7	2001	3	2592	N	N	3338 S 301ST PL
012	030300	0490	9/12/03	\$187,500	1350	0	7	1963	3	13280	N	N	5217 S 305TH ST
012	204800	0270	12/22/05	\$260,000	1350	0	7	2001	3	3219	N	N	3326 S 301ST PL
012	204800	0280	10/4/05	\$258,950	1350	0	7	2001	3	3307	N	N	3322 S 301ST PL
012	261670	0500	9/23/05	\$251,000	1350	0	7	1989	3	7410	N	N	30129 46TH AV S
012	274400	0040	2/2/04	\$228,500	1350	440	7	1987	3	8251	N	N	28831 43RD PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	555680	0340	11/8/04	\$184,000	1350	0	7	1967	3	10146	N	N	28808 40TH AV S
012	608460	0800	7/1/04	\$250,000	1360	440	7	1985	3	8874	N	N	30850 48TH CT S
012	387670	0060	11/3/05	\$250,000	1370	0	7	1967	4	7600	N	N	3204 S 296TH PL
012	387670	0140	6/18/04	\$199,950	1370	0	7	1967	4	9000	N	N	3217 S 296TH PL
012	401440	0298	12/16/04	\$215,000	1370	0	7	1966	3	9000	N	N	4730 S 318TH ST
012	608460	0750	9/20/05	\$295,000	1370	500	7	1986	3	8150	N	N	30839 49TH CT S
012	387660	0050	5/12/03	\$169,950	1380	0	7	1967	3	8500	N	N	29540 32ND PL S
012	555680	0350	9/20/05	\$265,000	1380	0	7	1978	4	10500	N	N	28802 40TH AV S
012	800110	0010	8/24/05	\$245,000	1380	0	7	1996	3	5987	N	N	29929 34TH AV S
012	131120	0410	10/4/04	\$195,012	1390	900	7	1963	3	7210	N	N	29126 43RD AV S
012	131180	0130	12/22/05	\$250,000	1390	0	7	1967	4	5600	N	N	4721 S 295TH PL
012	131100	0220	4/19/04	\$195,875	1400	380	7	1962	3	7410	N	N	3810 S 292ND PL
012	131110	0590	6/9/04	\$202,500	1400	0	7	1962	4	7150	N	N	3627 S 293RD PL
012	401380	0194	3/23/04	\$215,950	1400	1090	7	1961	3	10296	N	N	30861 42ND AV S
012	661850	0090	6/28/04	\$227,000	1400	0	7	1991	3	8792	N	N	29705 48TH AV S
012	131160	0290	5/12/03	\$218,900	1410	360	7	1966	4	11200	N	N	4122 S 294TH ST
012	131210	0080	9/18/03	\$215,000	1410	470	7	1967	4	7200	N	N	29014 34TH AV S
012	387671	0170	12/23/05	\$290,000	1410	670	7	1978	4	6900	N	N	29701 32ND PL S
012	608460	0870	8/2/04	\$247,000	1412	0	7	1987	3	9263	N	N	30845 48TH CT S
012	387671	0210	3/24/03	\$177,000	1420	0	7	1978	3	7200	N	N	3206 S 298TH ST
012	565150	0090	12/5/03	\$237,950	1420	450	7	1989	3	7217	N	N	29912 50TH CT S
012	661850	0060	5/17/05	\$245,000	1420	0	7	1991	3	8391	N	N	29723 48TH AV S
012	800110	0020	3/1/05	\$250,000	1420	380	7	1996	3	5134	N	N	29937 S 34TH AV S
012	204800	0350	7/25/03	\$169,900	1430	0	7	2001	3	3291	N	N	3339 S 301ST PL
012	608460	0510	1/19/05	\$244,000	1430	0	7	1988	3	9531	N	N	4829 S 309TH ST
012	608460	0710	3/18/05	\$275,000	1430	430	7	1987	3	7420	N	N	30843 50TH AV S
012	608460	0120	4/29/03	\$205,000	1432	0	7	1986	3	7411	N	N	4824 S 308TH ST
012	608460	0150	11/4/04	\$248,500	1432	0	7	1987	4	6652	N	N	30722 48TH AV S
012	608460	0570	5/26/04	\$243,000	1432	0	7	1986	3	12004	N	N	30838 50TH AV S
012	608460	0580	8/17/04	\$244,500	1432	0	7	1985	3	12004	N	N	30832 50TH AV S
012	131191	0180	5/26/05	\$207,000	1440	0	7	1968	3	7350	N	N	4033 S 296TH ST
012	204800	0450	11/17/05	\$221,950	1440	0	7	2001	3	3197	N	N	30024 34TH AV S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	555680	0260	10/22/04	\$196,000	1440	0	7	1967	3	10800	N	N	28856 40TH AV S
012	608460	0400	1/12/05	\$244,500	1440	0	7	1985	3	9014	N	N	30849 47TH AV S
012	131100	0570	10/5/05	\$268,500	1450	0	7	1962	4	11200	N	N	28808 39TH AV S
012	131120	0500	3/25/05	\$235,000	1450	0	7	1963	4	7169	N	N	4400 S 292ND ST
012	131120	0710	6/7/05	\$229,000	1450	0	7	1963	4	6825	N	N	29230 45TH AV S
012	131140	0130	10/1/04	\$212,000	1450	0	7	1964	4	7392	N	N	4225 S 290TH ST
012	131160	0120	8/20/05	\$244,000	1450	0	7	1965	3	7350	N	N	29219 45TH PL S
012	131160	0130	7/20/05	\$223,500	1450	0	7	1965	4	7350	N	N	29225 45TH PL S
012	131160	0310	5/20/04	\$204,950	1450	0	7	1966	4	7350	N	N	4119 S 294TH ST
012	131200	0020	6/23/03	\$175,000	1450	0	7	1965	3	7800	N	N	4112 S 288TH PL
012	131200	0250	2/1/05	\$212,000	1450	0	7	1964	4	7990	N	N	4107 S 288TH PL
012	131160	0230	3/31/04	\$199,990	1460	0	7	1966	4	7600	N	N	4230 S 294TH ST
012	401440	0035	4/24/03	\$162,650	1470	0	7	1966	3	19046	N	N	31015 44TH AV S
012	246060	0060	9/15/03	\$190,000	1480	0	7	1973	4	6966	N	N	29835 45TH AV S
012	401280	0060	10/21/03	\$170,000	1480	0	7	1961	3	13158	N	N	4414 S 318TH ST
012	204800	0110	1/26/05	\$231,000	1510	0	7	2001	3	3045	N	N	30125 36TH PL S
012	815961	0150	6/6/03	\$190,500	1510	0	7	1974	4	6478	N	N	4926 S 290TH PL
012	131181	0050	11/7/05	\$262,500	1520	0	7	1968	4	10350	N	N	29645 36TH PL S
012	204800	0020	8/27/03	\$181,000	1520	0	7	2001	3	3000	N	N	30144 36TH PL S
012	204800	0080	12/12/03	\$194,900	1520	0	7	2003	3	4178	N	N	30110 36TH PL S
012	204800	0440	3/13/03	\$194,000	1520	0	7	2003	3	2984	N	N	30030 34TH AV S
012	541320	0050	8/19/03	\$207,950	1530	0	7	1990	3	7423	N	N	3417 S 298TH PL
012	769650	0270	7/12/04	\$199,000	1530	0	7	1971	3	7210	N	N	29810 47TH PL S
012	204800	0380	9/18/03	\$196,900	1540	0	7	2003	3	3118	N	N	30066 34TH AV S
012	401380	0126	11/26/03	\$193,000	1540	0	7	1961	4	11330	N	N	30404 38TH AV S
012	949180	0320	6/2/04	\$227,000	1540	0	7	1990	3	9921	N	N	3309 S 299TH ST
012	949180	0320	11/25/03	\$206,000	1540	0	7	1990	3	9921	N	N	3309 S 299TH ST
012	608460	0280	4/20/04	\$215,000	1549	0	7	1987	3	7203	N	N	4714 S 308TH ST
012	204800	0370	7/24/03	\$189,900	1550	0	7	2003	3	2872	N	N	30072 34TH AV S
012	204800	0390	6/16/05	\$238,000	1550	0	7	2001	3	3115	N	N	30060 34TH AV S
012	204800	0430	4/2/03	\$191,000	1550	0	7	2003	3	3129	N	N	30036 34TH AV S
012	608460	0640	11/4/05	\$290,000	1550	0	7	1985	3	7071	N	N	4935 S 308TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	131190	0240	7/9/04	\$222,000	1560	0	7	1968	4	7000	N	N	29637 40TH PL S
012	204800	0070	10/14/03	\$197,000	1560	0	7	2003	3	3046	N	N	30114 36TH PL S
012	030200	0160	7/14/05	\$303,000	1566	420	7	1964	4	21150	N	N	5421 S 310TH ST
012	032104	9212	5/26/05	\$260,950	1570	0	7	1993	3	8773	N	N	30027 38TH AV S
012	949180	0020	4/14/03	\$204,450	1570	0	7	1990	3	7917	N	N	3209 S 298TH ST
012	949180	0050	12/1/05	\$290,000	1570	0	7	1990	3	10690	N	N	3227 S 298TH ST
012	949180	0330	6/5/03	\$202,950	1570	0	7	1990	3	10534	N	N	3315 S 299TH ST
012	293500	0390	12/5/05	\$270,000	1580	0	7	1976	4	7896	N	N	29605 42ND PL S
012	541320	0040	6/19/03	\$204,000	1580	0	7	1990	3	7704	N	N	3416 S 298TH PL
012	541320	0060	5/3/04	\$210,000	1580	0	7	1990	3	7542	N	N	3415 S 298TH PL
012	769661	0290	5/26/04	\$210,000	1580	0	7	1975	3	7488	N	N	4719 S 300TH PL
012	769661	0400	9/26/03	\$200,000	1580	0	7	1975	3	7776	N	N	5023 S 300TH PL
012	769662	0230	10/18/04	\$209,000	1580	0	7	1976	3	7200	N	N	4511 S 300TH PL
012	769663	0450	5/19/04	\$206,000	1580	0	7	1976	4	7272	N	N	4311 S 300TH PL
012	789550	0400	12/20/04	\$229,500	1580	0	7	1971	3	8400	N	N	29906 43RD AV S
012	789550	0470	6/22/05	\$237,000	1580	0	7	1971	3	6804	N	N	4346 S 299TH ST
012	204800	0150	3/17/03	\$188,900	1600	0	7	2002	3	2727	N	N	30149 36TH PL S
012	204800	0290	5/20/03	\$190,000	1600	0	7	2003	3	2540	N	N	3316 S 301ST PL
012	204800	0300	8/3/03	\$193,750	1600	0	7	2003	3	3000	N	N	3308 S 301ST PL
012	204800	0330	8/28/03	\$180,000	1600	0	7	2003	3	2231	N	N	3323 S 301ST PL
012	204800	0340	8/28/03	\$180,000	1600	0	7	2003	3	2800	N	N	3331 S 301ST PL
012	261670	0060	7/21/05	\$251,000	1600	0	7	1987	4	7377	N	N	4846 S 301ST DR
012	261670	0170	10/8/03	\$213,500	1600	0	7	1985	3	8532	N	N	4700 S 301ST DR
012	261670	0410	10/14/04	\$225,000	1600	0	7	1987	3	7237	N	N	4411 S 301ST DR
012	274400	0110	4/1/03	\$254,500	1600	320	7	1985	3	9132	N	N	4314 S 289TH PL
012	293500	0090	8/6/04	\$215,000	1600	0	7	1970	3	7225	N	N	29662 43RD PL S
012	769663	0070	5/20/03	\$187,000	1600	0	7	1976	3	7250	N	N	4308 S 300TH PL
012	030200	0620	6/18/04	\$225,000	1610	0	7	1964	4	22680	N	N	30852 55TH AV S
012	204800	0100	6/26/03	\$181,000	1610	0	7	2003	3	2780	N	N	30102 36TH PL S
012	131291	0050	3/29/05	\$240,000	1620	0	7	1985	4	7200	N	N	3811 S 302ND ST
012	204800	0090	7/25/03	\$190,000	1620	0	7	2003	3	3581	N	N	30106 36TH PL S
012	131292	0060	10/29/04	\$245,950	1630	0	7	1991	4	10969	N	N	30236 38TH PL S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	204800	0250	1/21/03	\$183,900	1630	0	7	2002	3	3273	N	N	3332 S 301ST PL
012	387650	0150	1/7/04	\$192,000	1630	0	7	1967	3	7200	N	N	29326 32ND PL S
012	545070	0090	2/22/05	\$245,000	1630	0	7	1998	4	7046	N	N	29845 48TH AV S
012	608460	0780	3/10/03	\$209,950	1630	0	7	1988	3	7588	N	N	30851 49TH CT S
012	541320	0130	7/15/04	\$234,000	1640	0	7	1990	3	7209	N	N	3419 S 299TH ST
012	800110	0070	6/24/03	\$209,900	1640	0	7	1996	3	5150	N	N	3336 S S 300TH PL
012	401200	0060	2/16/05	\$238,000	1646	990	7	1969	3	9600	N	N	3843 S 306TH PL
012	030200	0145	12/17/03	\$230,000	1650	0	7	1954	5	25380	N	N	5235 S 310TH ST
012	030200	0420	9/20/04	\$226,000	1650	0	7	1968	4	14850	N	N	31460 54TH AV S
012	608460	1020	5/6/04	\$229,000	1650	0	7	1987	3	7748	N	N	4801 S 308TH ST
012	025558	0070	2/6/04	\$224,000	1660	0	7	1999	3	7718	N	N	4117 S 292ND PL
012	030200	0310	1/7/03	\$169,500	1670	0	7	1961	4	18450	N	N	31415 52ND AV S
012	789550	0540	9/1/05	\$230,900	1670	0	7	1970	3	8640	N	N	29816 43RD AV S
012	769661	0190	5/5/03	\$195,000	1680	0	7	1975	3	6750	N	N	29925 48TH PL S
012	800121	0320	7/27/04	\$230,000	1680	460	7	1978	4	7420	N	N	4613 S 289TH PL
012	030200	0350	7/25/05	\$225,000	1695	0	7	1962	4	14850	N	N	31440 52ND AV S
012	131111	0160	4/6/05	\$260,000	1720	0	7	1996	3	6599	N	N	3229 S 302ND PL
012	608460	0210	8/4/03	\$235,000	1720	0	7	1985	3	9034	N	N	30705 48TH AV S
012	608460	0990	8/19/04	\$242,500	1720	0	7	1986	3	8399	N	N	4711 S 308TH ST
012	025558	0030	9/17/04	\$275,000	1740	0	7	1999	3	5995	N	N	4147 S 292ND PL
012	025558	0150	5/19/04	\$255,000	1740	0	7	1999	3	7140	N	N	29129 41ST CT S
012	025558	0190	4/13/04	\$233,500	1740	0	7	1999	3	7895	N	N	29124 41ST CT S
012	025558	0220	8/17/04	\$249,250	1740	0	7	1999	3	5999	N	N	29119 42ND AV S
012	131160	0600	2/9/05	\$221,600	1750	0	7	1965	3	7277	N	N	29002 45TH PL S
012	608460	0850	10/29/05	\$283,000	1750	0	7	1987	3	9465	N	N	30837 48TH CT S
012	815963	0060	8/27/03	\$197,950	1760	0	7	1977	3	9360	N	N	4609 S 291ST ST
012	949180	0180	3/14/05	\$259,000	1760	0	7	1990	4	11780	N	N	3304 S 299TH ST
012	387670	0180	5/31/05	\$237,750	1770	0	7	1968	3	8460	N	N	29651 34TH AV S
012	401320	0060	4/25/03	\$173,100	1770	0	7	1956	3	24375	N	N	30659 34TH PL S
012	030300	0410	12/11/03	\$217,500	1790	0	7	1958	4	13280	N	N	5425 S 305TH ST
012	608460	0740	6/21/04	\$279,265	1794	1136	7	1987	3	8621	N	N	30840 49TH CT S
012	248250	0040	8/13/04	\$219,950	1798	0	7	1967	4	11232	N	N	30652 MILITARY RD S

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
012	131280	0120	12/17/04	\$226,000	1800	0	7	1966	4	7566	N	N	3215 S 291ST ST
012	401440	0037	6/30/05	\$245,000	1812	0	7	1965	4	12150	N	N	31021 44TH AV S
012	032104	9127	4/6/04	\$237,400	1820	0	7	1964	4	19602	N	N	30210 37TH AV S
012	246060	0120	2/11/05	\$229,000	1850	0	7	1974	3	6956	N	N	29840 45TH AV S
012	246060	0200	10/19/04	\$222,750	1850	0	7	1974	3	8850	N	N	29804 45TH AV S
012	387650	0040	4/7/04	\$225,000	1850	0	7	1966	3	9296	N	N	29312 33RD AV S
012	274400	0070	11/5/04	\$270,000	1870	0	7	1988	4	8588	N	N	4303 S 289TH PL
012	608460	1080	9/9/05	\$304,455	1894	0	7	1988	3	8624	N	N	4837 S 308TH ST
012	565150	0120	4/26/05	\$270,000	1900	0	7	1989	3	9129	N	N	29919 50TH CT S
012	131111	0130	10/5/04	\$239,500	1910	0	7	1995	3	6250	N	N	3247 S 302ND PL
012	131111	0150	6/21/04	\$225,000	1910	0	7	1996	3	6499	N	N	3235 S 302ND PL
012	934650	0100	8/23/05	\$265,000	1930	0	7	1991	3	9600	N	N	31505 46TH AV S
012	815961	0100	7/16/04	\$231,500	2020	0	7	1974	3	6059	N	N	29014 50TH AV S
012	753120	0010	4/21/03	\$219,000	2040	0	7	1968	5	7216	N	N	29427 36TH AV S
012	608460	0560	5/7/04	\$265,000	2050	0	7	1985	3	13849	N	N	30844 50TH AV S
012	608460	0830	10/7/05	\$310,000	2060	0	7	1987	3	8110	N	N	30838 48TH CT S
012	608460	1000	8/26/03	\$246,000	2120	0	7	1987	3	7663	N	N	4717 S 308TH ST
012	608460	0260	12/19/03	\$226,900	2140	0	7	1987	3	7204	N	N	30733 48TH AV S
012	608460	0160	6/18/03	\$254,950	2150	0	7	1986	3	8375	N	N	30716 48TH AV S
012	769650	0210	4/27/05	\$275,000	2160	0	7	1999	3	7504	N	N	29801 47TH PL S
012	608460	0130	6/10/03	\$224,950	2180	0	7	1986	3	9232	N	N	4810 S 308TH ST
012	800110	0180	7/30/03	\$239,900	2200	0	7	1996	3	7190	N	N	3325 S S 300TH PL
012	204800	0360	12/20/04	\$237,000	2270	0	7	2001	3	3635	N	N	3347 S 301ST PL
012	030200	0090	5/11/04	\$243,500	2280	0	7	1991	3	14850	N	N	30817 55TH AV S
012	131110	0640	9/2/03	\$212,000	2280	0	7	1962	3	8175	N	N	29369 38TH PL S
012	032104	9045	10/7/04	\$299,950	2600	0	7	2001	3	11250	N	N	3721 S 298TH ST
012	032104	9031	11/21/03	\$305,500	3220	0	7	2003	3	40946	N	N	4615 S 298TH ST
012	800145	0020	3/22/05	\$289,000	1260	820	8	2003	3	8862	N	N	4410 S 313TH ST
012	800145	0020	4/27/04	\$260,000	1260	820	8	2003	3	8862	N	N	4410 S 313TH ST
012	800145	0070	3/1/04	\$259,800	1300	1160	8	1990	3	8989	N	N	4534 S 313TH ST
012	570860	0110	11/1/05	\$329,000	1340	1000	8	1966	3	33915	N	N	3805 S 316TH ST
012	800145	0080	8/16/04	\$260,000	1340	0	8	1989	3	20580	N	N	4700 S 313TH ST

**Improved Sales Used In This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	401250	0120	8/18/04	\$220,000	1400	0	8	1966	3	11948	N	N	3879 S 305TH PL
012	800145	0060	7/17/03	\$260,700	1400	1270	8	1990	3	9920	N	N	4524 S 313TH ST
012	240860	0070	12/12/05	\$276,400	1424	448	8	1996	3	18632	N	N	3223 S 314TH PL
012	030200	0165	9/30/04	\$254,500	1470	860	8	1967	3	19260	N	N	31009 55TH AV S
012	030200	0195	10/14/03	\$242,000	1580	0	8	1961	4	37800	N	N	5134 S 312TH ST
012	401380	0161	8/22/03	\$235,633	1660	0	8	1984	3	18263	N	N	3820 S 307TH PL
012	800145	0490	4/25/04	\$247,000	1710	0	8	1990	3	11555	N	N	31306 44TH AV S
012	800145	0010	5/13/04	\$235,000	1720	0	8	1991	3	8245	N	N	4402 S 313TH ST
012	800140	0040	8/27/04	\$245,000	1850	0	8	1989	3	10151	N	N	5002 S 310TH PL
012	800145	0150	4/23/04	\$245,000	1860	0	8	1989	3	15141	N	N	4805 S 313TH ST
012	800140	0070	5/19/03	\$213,000	1910	0	8	1988	3	8680	N	N	4906 S 310TH PL
012	800145	0350	12/3/04	\$290,100	2000	0	8	1989	3	12372	N	N	4717 S 315TH PL
012	800145	0350	3/13/03	\$239,649	2000	0	8	1989	3	12372	N	N	4717 S 315TH PL
012	800140	0150	6/3/04	\$275,000	2090	0	8	1988	3	13850	N	N	4821 S 311TH CT
012	800140	0140	5/11/04	\$252,000	2120	0	8	1988	3	8826	N	N	4815 S 311TH CT
012	800140	0180	3/12/04	\$259,900	2140	0	8	1988	3	8982	N	N	31335 49TH AV S
012	800145	0390	3/17/04	\$309,300	2250	540	8	1990	3	15969	N	N	31417 47TH AV S
012	800145	0230	6/28/04	\$330,000	2590	0	8	1990	3	20470	N	N	4718 S 315TH PL
012	800160	0240	11/13/03	\$286,000	2600	0	8	1988	3	8436	N	N	4909 S 315TH PL
012	030200	0290	10/27/04	\$299,950	2870	0	8	1968	3	33500	N	N	5212 S 314TH ST
012	102104	9041	9/28/05	\$470,450	2978	0	8	1993	3	62290	N	N	31800 MILITARY RD S
012	401440	0095	9/30/04	\$489,950	2800	0	9	1999	3	23976	N	N	4425 S 308TH ST
012	401440	0292	11/9/05	\$449,950	2714	0	10	2005	3	17936	N	N	31705 47TH CT S
012	401440	0295	9/26/05	\$462,300	3054	0	10	2005	3	18733	N	N	31722 47TH CT S
012	401440	0296	10/25/05	\$493,637	3054	0	10	2005	3	20526	N	N	31706 47TH CT S

**Improved Sales Removed From This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	011000	0020	4/7/04	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	011000	0040	1/3/05	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	011000	0120	4/7/03	\$156,250	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	011000	0130	4/24/03	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	022104	9191	2/23/05	\$233,748	EXEMPT FROM EXCISE TAX;
011	022104	9193	3/3/04	\$214,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	022104	9205	10/5/04	\$241,001	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	026940	0130	2/7/05	\$39,789	QUIT CLAIM DEED
012	030200	0150	3/12/03	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	030200	0495	2/17/04	\$134,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	030200	0590	3/5/03	\$75,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
012	030200	0590	3/5/03	\$75,500	QUIT CLAIM DEED
011	030300	0206	6/21/05	\$246,990	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	030300	0400	1/21/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
012	032104	9075	11/23/03	\$263,500	NON-REPRESENTATIVE SALE;
012	032104	9088	4/7/03	\$257,000	NON-REPRESENTATIVE SALE;
012	032104	9100	8/25/03	\$12,746	QUIT CLAIM DEED
012	032104	9133	11/14/05	\$156,000	STATEMENT TO DOR;
012	102104	9023	5/28/03	\$228,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	111545	0110	4/20/04	\$303,000	NON-REPRESENTATIVE SALE;
011	111545	0250	2/25/04	\$284,950	NON-REPRESENTATIVE SALE;
006	125320	0040	7/8/05	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	125320	0050	7/25/03	\$190,000	RELOCATION - SALE TO SERVICE;
006	125320	0250	8/29/05	\$242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	131030	0050	6/23/04	\$164,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	131050	0310	5/25/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	131050	0620	10/10/03	\$48,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	131060	0090	4/22/05	\$104,540	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
006	131080	0070	5/25/05	\$71,580	QUIT CLAIM DEED;
006	131080	0070	2/27/04	\$210,000	QUIT CLAIM DEED
006	131091	0020	10/27/05	\$246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	131096	0320	4/26/04	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	131098	0110	6/24/04	\$264,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	131098	0270	10/12/04	\$262,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	131098	0340	1/20/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	131098	0450	12/22/03	\$224,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	131099	0020	8/25/05	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	131099	0220	2/12/03	\$190,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	131099	0320	10/28/03	\$60,500	RELATED PARTY, FRIEND, OR NEIGHBOR
012	131100	0010	2/25/03	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	131100	0550	9/20/03	\$160,000	NON-REPRESENTATIVE SALE;
012	131100	0690	2/10/05	\$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
012	131100	0760	7/22/04	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	131100	0800	4/9/04	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	131110	0240	10/18/05	\$83,913	QUIT CLAIM DEED;
012	131110	0240	11/13/03	\$74,903	QUIT CLAIM DEED
012	131110	0300	9/8/03	\$192,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	131110	0330	12/11/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	131110	0420	12/20/04	\$66,202	QUIT CLAIM DEED
012	131110	0530	7/11/05	\$308,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	131110	0580	7/15/03	\$143,450	BANKRUPTCY - RECEIVER OR TRUSTEE
012	131110	0580	12/9/03	\$144,900	BANKRUPTCY - RECEIVER OR TRUSTEE
012	131110	0610	12/16/05	\$62,259	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	131110	0710	8/17/04	\$88,995	QUIT CLAIM DEED; STATEMENT TO DOR;
012	131111	0040	7/26/05	\$318,450	NON-REPRESENTATIVE SALE;
012	131120	0200	7/31/03	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	131120	0730	12/18/03	\$169,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	131140	0050	8/19/03	\$188,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	131140	0150	3/5/04	\$74,774	QUIT CLAIM DEED
012	131140	0210	6/20/05	\$360,000	NON-REPRESENTATIVE SALE;
012	131140	0260	12/27/04	\$223,300	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	131140	0260	12/27/04	\$223,300	RELOCATION - SALE TO SERVICE;
012	131140	0300	2/4/04	\$218,031	EXEMPT FROM EXCISE TAX;
012	131140	0300	1/27/03	\$96,782	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
012	131150	0180	10/11/04	\$177,500	NON-REPRESENTATIVE SALE;
012	131160	0040	7/21/03	\$166,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	131160	0120	1/14/04	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	131160	0490	3/23/05	\$95,830	QUIT CLAIM DEED;
012	131181	0110	10/12/04	\$193,000	CORPORATE AFFILIATES;
012	131181	0110	12/9/04	\$238,960	NO MARKET EXPOSURE;
012	131190	0240	7/12/03	\$150,000	QUIT CLAIM DEED;
012	131191	0020	4/8/04	\$219,900	BANKRUPTCY - RECEIVER OR TRUSTEE
012	131191	0160	1/6/04	\$170,000	FORCED SALE;
012	131210	0130	10/6/05	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	131280	0030	6/13/03	\$226,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	131292	0090	11/1/04	\$206,000	FORCED SALE;
012	152104	9068	1/28/05	\$140,319	FORCED SALE;
012	152104	9068	8/14/03	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	154750	0100	3/2/05	\$281,300	BANKRUPTCY - RECEIVER OR TRUSTEE;
009	154750	0100	10/25/04	\$255,865	FORCED SALE; EXEMPT FROM EXCISE TAX;
009	154760	0029	9/6/05	\$460,000	NON-REPRESENTATIVE SALE;
009	154760	0150	5/24/05	\$500,000	TEAR DOWN; BUILDER OR DEVELOPER SALES;
006	155520	0250	8/9/04	\$157,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	155520	0620	5/27/05	\$166,000	QUIT CLAIM DEED;
006	155520	0630	11/18/04	\$182,283	NON-REPRESENTATIVE SALE;
006	155520	0680	3/26/04	\$90,206	QUIT CLAIM DEED; STATEMENT TO DOR;
006	155530	0080	7/15/05	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	155530	0220	6/25/04	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	155530	0480	7/25/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	163460	0081	5/4/05	\$269,500	NO MARKET EXPOSURE;
006	194140	0020	9/10/03	\$135,000	CORPORATE AFFILIATES;
006	194140	0210	9/19/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	194140	0220	6/12/03	\$71,499	QUIT CLAIM DEED;

**Improved Sales Removed From This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	194140	0270	7/24/03	\$201,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	221480	0100	10/4/04	\$222,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	221480	0100	10/27/05	\$114,094	QUIT CLAIM DEED
011	221480	0250	2/18/03	\$190,000	FORCED SALE
011	221480	0260	5/3/04	\$163,446	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	221480	0560	7/22/04	\$213,844	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	221480	0560	3/12/04	\$153,400	BANKRUPTCY - RECEIVER OR TRUSTEE
006	222204	9013	2/12/03	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	222204	9191	11/10/03	\$176,000	ASSUMPTION OF MORTGAGE
012	240860	0110	1/13/05	\$266,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	246050	0130	9/24/03	\$206,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	248250	0030	10/29/04	\$185,800	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	248250	0050	2/13/03	\$174,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	259565	0110	3/14/03	\$260,000	RELOCATION - SALE TO SERVICE;
009	259565	0240	9/24/03	\$132,500	PARTIAL INTEREST (1/3, 1/2, Etc.);
009	259565	0400	2/12/05	\$344,950	RELOCATION - SALE TO SERVICE;
012	261670	0050	3/15/04	\$197,783	QUIT CLAIM DEED;
006	272204	9056	6/22/04	\$162,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	272204	9056	6/26/03	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	272204	9129	7/1/04	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	274400	0040	2/2/04	\$228,500	RELOCATION - SALE TO SERVICE;
006	282204	9080	8/20/03	\$93,285	QUIT CLAIM DEED
006	282204	9105	12/21/04	\$135,000	NON-REPRESENTATIVE SALE;
006	282204	9147	3/27/03	\$187,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	282204	9250	5/25/04	\$195,000	NO MARKET EXPOSURE;
011	286560	0110	10/19/05	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	286560	0140	11/24/03	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
006	289470	0420	6/27/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	289470	0590	7/9/03	\$250,000	NO MARKET EXPOSURE
006	289470	0600	12/16/03	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	289470	0620	10/11/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	289490	0050	2/9/04	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	289510	0340	11/8/04	\$127,265	QUIT CLAIM DEED;
006	289510	0340	1/28/05	\$102,936	QUIT CLAIM DEED
006	289510	0350	12/20/05	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	289555	0050	2/28/03	\$192,000	FORCED SALE;
011	289555	0130	4/1/04	\$206,500	TENANT;
011	289555	0190	1/11/05	\$189,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	289555	0210	1/15/03	\$195,000	NO MARKET EXPOSURE;
011	289555	0280	2/5/04	\$197,500	TENANT;
012	293500	0110	3/27/03	\$138,000	NON-REPRESENTATIVE SALE;
012	293500	0260	2/20/03	\$176,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	332204	9095	1/21/05	\$41,077	QUIT CLAIM DEED
011	332850	0410	11/3/04	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	332950	0060	3/11/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	332950	0100	6/3/05	\$245,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	332950	0240	3/10/05	\$196,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
011	332950	0320	5/19/04	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	332950	0500	9/25/03	\$140,000	NON-REPRESENTATIVE SALE;

**Improved Sales Removed From This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	332950	0520	11/11/03	\$209,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	332950	0690	5/20/04	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	332951	0740	10/31/03	\$162,522	QUIT CLAIM DEED
011	332951	0850	6/4/04	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	332952	0070	8/7/03	\$91,212	QUIT CLAIM DEED;
011	332952	0080	7/28/04	\$207,000	GOVERNMENT AGENCY
011	332952	0390	10/5/05	\$189,808	QUIT CLAIM DEED; STATEMENT TO DOR;
011	332954	0050	3/24/04	\$260,000	RELOCATION - SALE TO SERVICE;
012	337600	0010	11/19/03	\$135,300	DIVORCE;
009	342204	9168	6/9/05	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	342204	9276	9/23/04	\$265,000	NON-REPRESENTATIVE SALE;
009	352204	9044	9/29/03	\$259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	383230	0300	7/12/05	\$191,500	NON-REPRESENTATIVE SALE;
006	383230	0310	2/14/03	\$159,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	383230	0310	2/18/03	\$159,900	QUIT CLAIM DEED
006	383231	0100	1/9/04	\$96,652	QUIT CLAIM DEED; STATEMENT TO DOR
006	383231	0180	11/4/03	\$99,671	QUIT CLAIM DEED
006	383250	0170	9/15/03	\$222,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	383250	0320	1/23/03	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	383250	0390	10/12/05	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	383250	0620	4/17/03	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	383260	0130	2/1/03	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	383260	0280	2/22/05	\$234,900	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	383270	0250	5/3/05	\$264,000	FORCED SALE;
006	383271	0160	10/7/05	\$93,322	QUIT CLAIM DEED;
006	383271	0340	3/12/03	\$190,300	NON-REPRESENTATIVE SALE;
006	383271	0560	5/13/03	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	383271	0990	5/12/03	\$224,500	NON-REPRESENTATIVE SALE;
009	387390	0110	3/3/04	\$159,990	QUESTIONABLE PER APPRAISAL;
009	387390	0210	1/28/04	\$157,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
009	387390	0210	9/26/03	\$138,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	387390	0280	6/27/03	\$57,002	PARTIAL INTEREST (1/3, 1/2, Etc.)
009	387390	0330	9/8/04	\$10,884	QUIT CLAIM DEED
009	387400	0120	9/24/04	\$92,000	QUIT CLAIM DEED
009	387400	0240	6/18/03	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
009	387400	0240	2/21/03	\$144,479	BANKRUPTCY - RECEIVER OR TRUSTEE;
009	387401	0090	6/9/04	\$212,500	QUESTIONABLE PER APPRAISAL;
009	387401	0200	3/18/04	\$17,039	QUIT CLAIM DEED
009	387401	0380	8/24/05	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	387401	0470	11/26/03	\$216,000	RELOCATION - SALE TO SERVICE;
009	387401	0520	11/23/05	\$180,000	QUIT CLAIM DEED;
009	387401	0630	9/29/04	\$239,000	RELOCATION - SALE TO SERVICE;
012	387650	0050	6/24/04	\$182,350	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	387650	0070	6/13/03	\$206,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	387650	0120	7/7/03	\$139,329	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
012	387650	0280	10/28/05	\$237,500	NON-REPRESENTATIVE SALE;
012	387670	0010	9/29/04	\$254,000	NON-REPRESENTATIVE SALE;
012	387671	0110	4/4/03	\$19,526	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
009	397760	0050	4/29/04	\$137,101	NON-REPRESENTATIVE SALE;

**Improved Sales Removed From This Physical Inspection Analysis  
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	397760	0130	10/5/04	\$141,000	NON-REPRESENTATIVE SALE;
009	397760	0430	2/25/05	\$188,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	397760	0510	6/3/04	\$335,000	NON-REPRESENTATIVE SALE;
009	397760	0510	6/3/04	\$203,022	NON-REPRESENTATIVE SALE
012	401250	0050	8/4/04	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	401250	0080	8/17/05	\$235,000	NO MARKET EXPOSURE;
012	401250	0210	7/21/03	\$24,728	QUIT CLAIM DEED
012	401280	0010	8/18/04	\$185,000	QUIT CLAIM DEED
012	401280	0050	8/29/05	\$236,849	SELLING OR BUYING COSTS AFFECTING SALE PRICE;
012	401320	0030	12/22/03	\$155,000	NON-REPRESENTATIVE SALE;
012	401320	0063	9/17/03	\$155,000	QUIT CLAIM DEED;
012	401320	0145	5/20/05	\$395,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	401320	0225	1/15/04	\$189,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	401380	0020	7/27/04	\$368,000	NO MARKET EXPOSURE
012	401380	0020	6/22/04	\$368,000	RELOCATION - SALE TO SERVICE;
012	401380	0025	3/21/03	\$350,000	NON-REPRESENTATIVE SALE;
012	401380	0075	12/8/03	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	401380	0166	1/20/03	\$144,685	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	401380	0190	2/15/05	\$154,761	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	401440	0066	3/9/04	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	401440	0115	9/2/04	\$387,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	401440	0145	6/22/05	\$401,997	NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
012	401440	0291	5/22/03	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	401440	0303	3/10/03	\$192,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	432450	0120	10/28/05	\$170,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
006	432450	0270	3/24/04	\$169,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	432450	0320	1/15/03	\$216,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	432450	0510	3/15/04	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	432450	0510	10/5/05	\$350,000	NO MARKET EXPOSURE; LEASE OR LEASE-HOLD;
009	440115	0200	7/19/04	\$316,450	QUIT CLAIM DEED;
006	533570	0160	2/13/04	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	538760	0060	8/8/05	\$220,000	NON-REPRESENTATIVE SALE;
012	541320	0080	7/20/05	\$298,000	NON-REPRESENTATIVE SALE;
012	545070	0070	5/30/03	\$128,000	QUIT CLAIM DEED
012	545070	0090	11/16/05	\$300,000	NON-REPRESENTATIVE SALE;
009	546210	0110	7/21/05	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	546210	0160	7/8/03	\$36,000	QUIT CLAIM DEED
012	555680	0070	1/20/04	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	555680	0090	2/19/04	\$184,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	555680	0160	9/30/04	\$184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	555680	0160	8/30/05	\$250,000	NO MARKET EXPOSURE;
012	555680	0200	10/27/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	555680	0220	12/19/03	\$180,000	NON-REPRESENTATIVE SALE;
012	555680	0220	9/25/03	\$105,000	NON-REPRESENTATIVE SALE;
012	555690	0080	12/16/04	\$189,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	555690	0090	8/15/03	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	555690	0240	6/21/05	\$145,533	NON-REPRESENTATIVE SALE;
011	564790	0030	3/25/04	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	564790	0200	4/19/04	\$241,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed From This Physical Inspection Analysis  
Area 27**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
011	564790	0700	1/2/04	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	564790	0840	12/14/04	\$263,450	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	565150	0120	8/15/03	\$52,277	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.
012	570860	0100	8/11/04	\$245,000	RELOCATION - SALE TO SERVICE;
012	570860	0100	8/11/04	\$245,000	NON-REPRESENTATIVE SALE;
012	608460	0180	3/18/04	\$17,150	QUIT CLAIM DEED;
012	608460	0270	10/28/05	\$92,229	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	608460	0380	6/28/04	\$92,394	QUIT CLAIM DEED
012	608460	0950	7/25/03	\$72,123	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
011	664220	0070	9/9/04	\$245,200	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	664876	0180	5/12/05	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	664877	0110	7/29/04	\$334,850	RELATED PARTY, FRIEND, OR NEIGHBOR
006	666901	0090	3/17/03	\$245,950	NON-REPRESENTATIVE SALE;
006	666901	0240	5/12/03	\$50,000	QUIT CLAIM DEED;
006	666902	0670	11/12/04	\$230,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	714640	0050	8/13/04	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	714940	0040	2/24/03	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	714940	0200	6/11/03	\$187,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	714940	0300	8/5/05	\$319,500	NON-REPRESENTATIVE SALE;
006	714940	0310	7/30/03	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	714940	0360	9/21/04	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	714940	0390	7/20/05	\$366,950	NON-REPRESENTATIVE SALE;
006	714941	0010	5/6/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	714941	0010	2/25/04	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	714941	0110	10/20/05	\$229,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	753120	0090	12/20/04	\$168,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE;
006	763350	0010	11/14/03	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	763350	0040	6/30/03	\$210,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	769650	0110	2/27/04	\$154,524	QUIT CLAIM DEED;
012	769660	0040	8/18/04	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	769660	0280	8/20/03	\$133,280	NON-REPRESENTATIVE SALE;
012	769661	0060	7/2/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	769661	0110	6/15/05	\$185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	769661	0140	10/27/03	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	769661	0230	2/21/03	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	769661	0320	4/14/03	\$195,564	BANKRUPTCY - RECEIVER OR TRUSTEE
012	769661	0320	9/25/03	\$195,564	GOVERNMENT AGENCY;
012	769661	0320	12/17/03	\$174,000	GOVERNMENT AGENCY;
012	769661	0320	1/5/04	\$174,000	QUIT CLAIM DEED
012	769662	0010	4/22/04	\$73,498	PARTIAL INTEREST (1/3, 1/2, Etc.)
012	769662	0020	3/21/03	\$188,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	769662	0060	9/27/04	\$217,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	769662	0080	4/13/04	\$177,000	CORPORATE AFFILIATES;
012	769662	0080	6/9/04	\$217,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	769662	0120	9/15/03	\$191,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	769662	0260	4/17/03	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	769662	0260	2/4/03	\$166,965	EXEMPT FROM EXCISE TAX;
012	769662	0300	10/26/04	\$174,801	EXEMPT FROM EXCISE TAX;
012	789550	0250	9/16/04	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE;

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
012	789550	0320	7/25/05	\$208,500	ASSUMPTION OF MORTGAGE
012	789550	0320	2/13/03	\$122,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	789550	0570	3/18/03	\$180,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	789560	0020	4/28/03	\$168,000	NON-REPRESENTATIVE SALE;
009	796720	0030	4/16/04	\$189,950	RELOCATION - SALE TO SERVICE;
009	796760	0222	5/7/04	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	796760	0236	9/20/05	\$117,500	QUIT CLAIM DEED;
009	796765	0080	7/12/04	\$313,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	796765	0080	7/7/05	\$343,000	RELOCATION - SALE TO SERVICE;
006	796770	0230	6/18/03	\$163,274	PARTIAL INTEREST (1/3, 1/2, Etc.)
006	796770	0540	12/14/04	\$96,241	RELATED PARTY, FRIEND, OR NEIGHBOR
009	796778	0020	1/27/04	\$74,116	QUIT CLAIM DEED
009	796780	0010	5/12/04	\$83,054	QUIT CLAIM DEED
009	796800	0010	12/1/03	\$150,000	SEGREGATION AND/OR MERGER;
009	796800	0040	11/24/03	\$145,000	NON-REPRESENTATIVE SALE;
012	800110	0250	6/8/04	\$190,000	NON-REPRESENTATIVE SALE;
012	800121	0220	3/4/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	800121	0260	3/4/03	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	800123	0020	4/23/03	\$207,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	800140	0030	3/26/03	\$205,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
012	800140	0150	5/6/04	\$275,000	RELOCATION - SALE TO SERVICE;
012	800140	0180	2/28/04	\$259,900	RELOCATION - SALE TO SERVICE;
012	800140	0290	8/24/05	\$354,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	800140	0290	11/11/03	\$229,995	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	800145	0290	8/13/03	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	807540	0440	12/27/04	\$122,169	QUIT CLAIM DEED
006	807540	0570	12/8/03	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	807540	0630	12/23/03	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	807540	0790	3/19/03	\$145,000	NO MARKET EXPOSURE; FORCED SALE;
012	815961	0130	4/14/03	\$163,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
012	815961	0150	10/10/05	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
012	815962	0090	5/3/04	\$186,000	NON-REPRESENTATIVE SALE;
012	815962	0300	9/13/05	\$232,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
012	815963	0270	7/18/05	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	815963	0280	5/22/03	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	873235	0140	5/10/04	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	885760	0090	6/9/04	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	885760	0160	10/27/03	\$95,500	CORPORATE AFFILIATES;
006	885760	0240	5/5/05	\$216,562	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	885760	0270	4/15/03	\$161,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	885760	0340	10/31/05	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	885760	0350	2/24/05	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	885760	0510	4/3/03	\$130,100	BANKRUPTCY - RECEIVER OR TRUSTEE
006	885760	0550	2/20/04	\$189,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	885760	0660	3/3/03	\$152,450	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	885760	0890	9/27/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	885760	0950	5/3/05	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	885760	1030	2/10/05	\$254,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	885760	1040	12/20/04	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	886000	0080	8/24/05	\$223,000	NO MARKET EXPOSURE;
006	886000	0225	2/27/03	\$92,000	NON-REPRESENTATIVE SALE;
006	886000	0250	8/8/03	\$136,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	887400	0080	10/24/03	\$251,000	TENANT; RELATED PARTY, FRIEND, OR NEIGHBOR;
011	928620	0050	8/9/05	\$251,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	928620	0080	12/3/03	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	934650	0180	6/19/03	\$167,000	CORPORATE AFFILIATES;
012	934650	0180	6/23/03	\$162,250	CORPORATE AFFILIATES;
006	939250	0170	9/13/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	948578	0040	8/14/04	\$355,000	RELOCATION - SALE TO SERVICE;
009	951093	0080	9/16/04	\$412,000	RELOCATION - SALE TO SERVICE;
009	951093	0230	8/2/05	\$464,950	RELOCATION - SALE TO SERVICE;
009	951093	0360	8/19/03	\$382,500	RELOCATION - SALE TO SERVICE;
006	983580	0120	3/29/05	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	983580	0130	8/26/04	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	983580	0160	1/5/04	\$186,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	983580	0210	9/23/03	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	983580	0210	3/14/03	\$193,304	BANKRUPTCY - RECEIVER OR TRUSTEE
006	983580	0640	5/12/05	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	983580	0890	9/22/05	\$190,000	FORCED SALE
006	983580	0900	2/3/03	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	983580	0950	1/6/03	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	983580	1120	8/3/04	\$78,353	QUIT CLAIM DEED
006	983580	1130	4/13/04	\$223,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	983580	1200	3/16/05	\$250,000	NO MARKET EXPOSURE; TENANT;
006	983580	1200	6/4/04	\$79,087	QUIT CLAIM DEED

## Model Validation

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub-areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.1%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of +9.1%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## Area 27 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is .991

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=6	37	0.831	0.992	19.4%	0.945	1.038
7	898	0.919	0.993	8.0%	0.986	1.001
8	292	0.926	0.993	7.3%	0.979	1.007
9	133	0.902	0.982	8.9%	0.962	1.001
>=10	5	0.799	0.999	25.1%	0.935	1.063
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1960	82	0.906	0.998	10.2%	0.964	1.031
1961-1970	410	0.905	0.990	9.3%	0.978	1.001
1971-1980	245	0.926	1.007	8.8%	0.992	1.021
1981-1990	269	0.943	1.002	6.2%	0.988	1.016
1991-2006	359	0.903	0.978	8.3%	0.967	0.989
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	4	0.903	0.880	-2.5%	0.748	1.012
Average	1020	0.926	0.991	7.1%	0.984	0.998
Good	323	0.886	0.995	12.3%	0.980	1.009
Very Good	18	0.837	0.984	17.5%	0.921	1.046
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	881	0.915	0.992	8.4%	0.984	1.000
1.5	17	0.874	1.011	15.7%	0.946	1.077
2	467	0.918	0.991	8.0%	0.981	1.001
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=1000	85	0.906	0.994	9.8%	0.967	1.021
1001-1500	695	0.916	0.996	8.7%	0.987	1.005
1501-2000	333	0.918	0.985	7.3%	0.973	0.998
2001-2500	139	0.931	0.998	7.2%	0.979	1.016
2501-4000	113	0.898	0.981	9.3%	0.961	1.001

## Area 27 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is .991

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1297	0.918	0.993	8.2%	0.987	0.999
Y	68	0.889	0.973	9.4%	0.936	1.009
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1352	0.916	0.991	8.3%	0.985	0.998
Y	13	0.910	1.007	10.6%	0.890	1.123
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	404	0.910	0.990	8.8%	0.978	1.003
9	311	0.927	0.989	6.7%	0.976	1.002
11	208	0.908	0.996	9.7%	0.980	1.013
12	442	0.915	0.993	8.5%	0.982	1.003
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	46	0.937	0.995	6.1%	0.970	1.019
3000-5000	78	0.877	0.990	12.9%	0.967	1.014
5001-8000	549	0.923	0.990	7.2%	0.980	0.999
8001-12000	522	0.915	0.993	8.6%	0.983	1.003
12001-16000	74	0.921	1.002	8.8%	0.971	1.032
>=16001	96	0.899	0.987	9.7%	0.955	1.019
Alpine Meadows 019265	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1352	0.917	0.992	8.2%	0.985	0.998
Y	13	0.812	0.993	22.3%	0.967	1.020
Cedar Ridge 146090	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1350	0.915	0.992	8.4%	0.985	0.998
Y	15	0.976	0.997	2.1%	0.968	1.026

## Area 27 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is .991

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

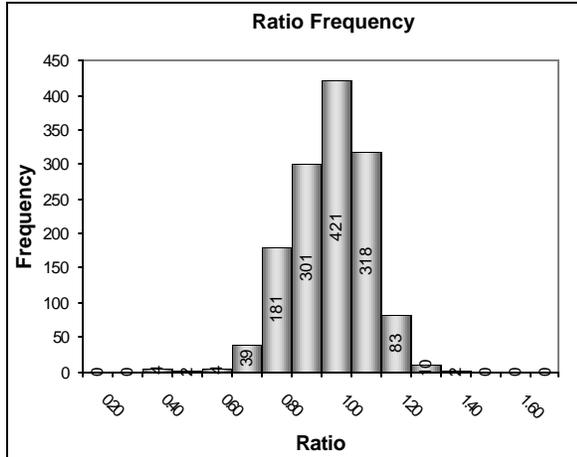
It is difficult to draw valid conclusions when the sales count is low.

Meadowfield 541900	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1353	0.918	0.992	8.0%	0.985	0.998
Y	12	0.738	0.994	34.8%	0.966	1.022
Reserve at Star Lake 723759	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1320	0.914	0.992	8.5%	0.985	0.998
Y	45	0.970	0.995	2.5%	0.976	1.014
Woodbrook 951093,951096, 951112,330403	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1286	0.914	0.991	8.4%	0.985	0.998
Y	79	0.927	0.995	7.4%	0.973	1.018

### 2005 Improved Parcel Ratio Analysis

<b>District/Team:</b> Southwest/District 3/Team 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 7/13/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Star Lake	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	1365
Mean Assessed Value	233,900
Mean Sales Price	255,500
Standard Deviation AV	59,499
Standard Deviation SP	70,791
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.929
Median Ratio	0.940
Weighted Mean Ratio	0.915
<b>UNIFORMITY</b>	
Lowest ratio	0.332
Highest ratio:	1.338
Coefficient of Dispersion	10.69%
Standard Deviation	0.127
Coefficient of Variation	13.62%
Price Related Differential (PRD)	1.015
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.933
Upper limit	0.950
<b>95% Confidence: Mean</b>	
Lower limit	0.923
Upper limit	0.936
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	7063
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.127
Recommended minimum:	26
Actual sample size:	1365
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	636
# ratios above mean:	729
z:	2.517
Conclusion:	Non-normal



**COMMENTS:**

1 to 3 Unit Residences throughout area 27

## 2006 Improved Parcel Ratio Analysis

<b>District/Team:</b> Southwest/District 3/Team 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 7/13/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area:</b> Star Lake	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	1365
<b>Mean Assessed Value</b>	253,300
<b>Mean Sales Price</b>	255,500
<b>Standard Deviation AV</b>	62,214
<b>Standard Deviation SP</b>	70,791

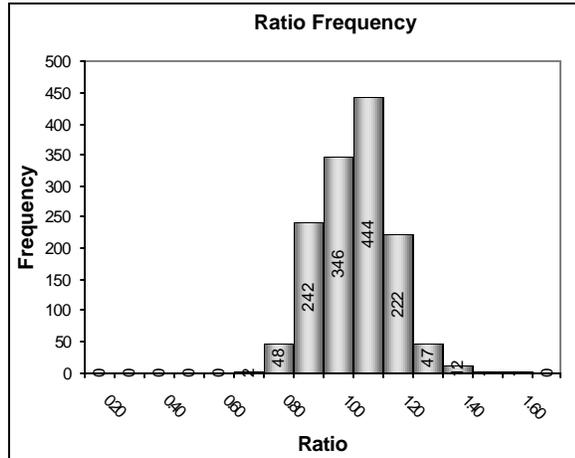
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	1.006
<b>Median Ratio</b>	1.009
<b>Weighted Mean Ratio</b>	0.991

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.664
<b>Highest ratio:</b>	1.529
<b>Coefficient of Dispersion</b>	9.41%
<b>Standard Deviation</b>	0.118
<b>Coefficient of Variation</b>	11.74%
<b>Price Related Differential (PRD)</b>	1.015

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	1.002
Upper limit	1.017
<b>95% Confidence: Mean</b>	
Lower limit	1.000
Upper limit	1.012

<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	7063
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.118
<b>Recommended minimum:</b>	22
<b>Actual sample size:</b>	1365
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	669
# ratios above mean:	696
z:	0.731
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

1 to 3 Unit Residences throughout area 27

Both assessment level and uniformity have been improved by application of the recommended values.

## **Mobile Home Analysis**

### ***Scope of Mobile Home Data***

There are 87 parcels in Area 27 that are improved with a mobile home and 15 sales used in the valuation. Sales used were from 1/1/2003 through 12/31/2005. A list of sales used and summary assessed value to sales ratio data is included in this report.

### ***Model Development, Description and Conclusions***

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 82.3% to 94.3%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2005 and 2006 Ratio Analysis charts included in this report.

#### Mobile Home Value Model Calibration

Reconstruction Cost New Less Depreciation (RCNLD) \* 2.00 +Base Land

*The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.*

Application of these recommended values for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of 9.0%. This increase is due to upward market changes over time and the previous assessment level.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

**Mobile Home Sales Used In This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	026940	0010	2/24/04	\$164,900	9500	N	N
9	026950	0240	9/23/05	\$182,000	23052	N	N
9	342204	9277	5/31/05	\$222,500	22916	N	N
11	030300	0110	7/18/05	\$246,000	16600	N	N
12	030200	0455	3/10/04	\$163,500	20130	N	N
12	032104	9213	8/16/04	\$170,000	9173	N	N
12	042104	9076	7/1/03	\$181,000	12196	N	N
12	102104	9062	9/10/04	\$205,000	39204	Y	Y
12	394350	0030	11/22/04	\$190,000	7682	N	N
12	394350	0050	12/22/04	\$201,500	7682	N	N
12	394350	0060	11/9/04	\$185,000	7682	N	N
12	394350	0070	2/6/04	\$175,500	7681	N	N
12	401380	0110	11/11/05	\$189,950	27793	N	N
12	445875	0010	12/1/03	\$165,950	9262	N	N
12	445875	0030	8/4/05	\$160,000	8058	N	N

**Mobile Home Sales Removed From This Physical Inspection Analysis  
Area 27**

Sub Area	Major	Minor	Sale Date	Sale Price	Warnings
11	022104	9223	07/28/04	\$190,000	1031 TRADE
12	030200	0085	05/19/04	\$160,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
12	445875	0040	09/22/04	\$115,000	FORCED SALE
12	445875	0040	02/18/05	\$191,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

### 2005 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> Southwest/District 3/Team 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 7/13/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area:</b> Star Lake	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

SAMPLE STATISTICS	
Sample size (n)	15
Mean Assessed Value	153,900
Mean Sales Price	186,900
Standard Deviation AV	27,408
Standard Deviation SP	23,892

ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.826
Median Ratio	0.836
Weighted Mean Ratio	0.823

UNIFORMITY	
Lowest ratio	0.626
Highest ratio:	1.054
Coefficient of Dispersion	11.75%
Standard Deviation	0.124
Coefficient of Variation	15.00%
Price Related Differential (PRD)	1.003

RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.711
Upper limit	0.924
<b>95% Confidence: Mean</b>	
Lower limit	0.763
Upper limit	0.889

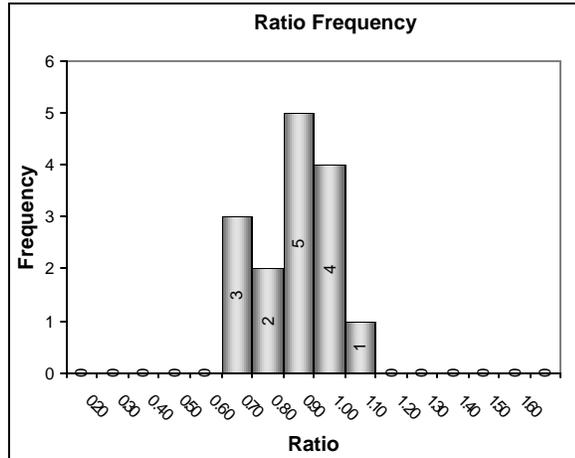
SAMPLE SIZE EVALUATION	
N (population size)	87
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.124
Recommended minimum:	24
Actual sample size:	15

**Conclusion:**

NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	6
# ratios above mean:	9
z:	0.775

**Conclusion:** Normal\*

\*i.e. no evidence of non-normality



**COMMENTS:**

Mobile Home Residences throughout area 27

## 2006 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> Southwest/District 3/Team 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 7/13/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Star Lake	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	15
<b>Mean Assessed Value</b>	176,300
<b>Mean Sales Price</b>	186,900
<b>Standard Deviation AV</b>	34,571
<b>Standard Deviation SP</b>	23,892

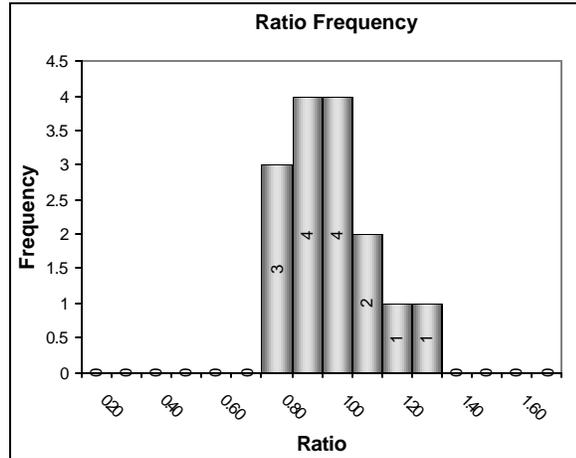
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.943
<b>Median Ratio</b>	0.948
<b>Weighted Mean Ratio</b>	0.943

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.754
<b>Highest ratio:</b>	1.293
<b>Coefficient of Dispersion</b>	11.40%
<b>Standard Deviation</b>	0.143
<b>Coefficient of Variation</b>	15.20%
<b>Price Related Differential (PRD)</b>	0.999

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.854
Upper limit	1.002
<b>95% Confidence: Mean</b>	
Lower limit	0.870
Upper limit	1.015

<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	87
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.143
<b>Recommended minimum:</b>	32
<b>Actual sample size:</b>	15

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	7
# ratios above mean:	8
z:	0.258
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

Mobile Home Residences throughout area 27

The assessment level has been improved by application of the recommended values.

## USPAP Compliance

### **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### **Definition and date of value estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is*

*being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
13. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
14. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

**Departure Provisions:**

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

SR 6-2 (i)

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*

**CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- ✦ The statements of fact contained in this report are true and correct*
- ✦ The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- ✦ I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- ✦ I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- ✦ My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- ✦ My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- ✦ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- ✦ The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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**Department of Assessments**  
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**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: February 15, 2006  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr